

TO LET

Legat Owen
CHARTERED SURVEYORS
0151 252 1144
www.legatowen.co.uk



Grenfell House, Simms Cross, Widnes Road, Widnes, Cheshire WA8 6AX

SELF CONTAINED OFFICE SUITES
ABOVE RETAIL PREMISES

471 SQ FT - 1,798 SQ FT

(43.75 SQ M - 167 SQ M)

SUITES CAN BE COMBINED



DESCRIPTION

The premises comprise a terrace of retail units with office accommodation above, which have been developed with the regeneration of the town centre.

The premises are accessed by a separate entrance with a staircase and lift access to the first floor offices. The offices have been fitted out to a high standard with suspended ceiling incorporating recessed lighting, perimeter trunking, carpeting and electric wall mounted heaters.

There are shared kitchen and WC facilities.

ACCOMMODATION

The accommodation has been measured in accordance with the Code of Measuring Practice (6th Edition):-

CAR PARKING

There is a car park to the rear of the property.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is the process of being prepared and will be made available to any interested parties.

BUILDING INSURANCE

The landlord will insure the building and recharge the cost to the tenants.

PLANS / PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference rather than fact.

Suite	Size (Sq Ft)	Rent	Rateable Value	Service charge	Availability
A1	1590	£13,500 p.a.x	£7,300	£4,293 p.a.x	Available
A2A	471	£4,050 p.a.x	£2,100 (est)	£1,271 p.a.x	Available
A2B	650	£5,585 p.a.x	£3,000 (est)	£1,755 p.a.x	Available
A3	675	—	£4,400	—	LET
A4	593	—	£5,800	—	LET
B1	611	£5,500 p.a.x	£5,600	£1,649 p.a.x	LET
B2	861	£7,750 p.a.x	£3,500 (est)	£2,325 p.a.x	LET
B3	1789	£16,182 p.a.x	£8,200 (est)	£4,830 p.a.x	Available

VAT

All prices and rentals quoted are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

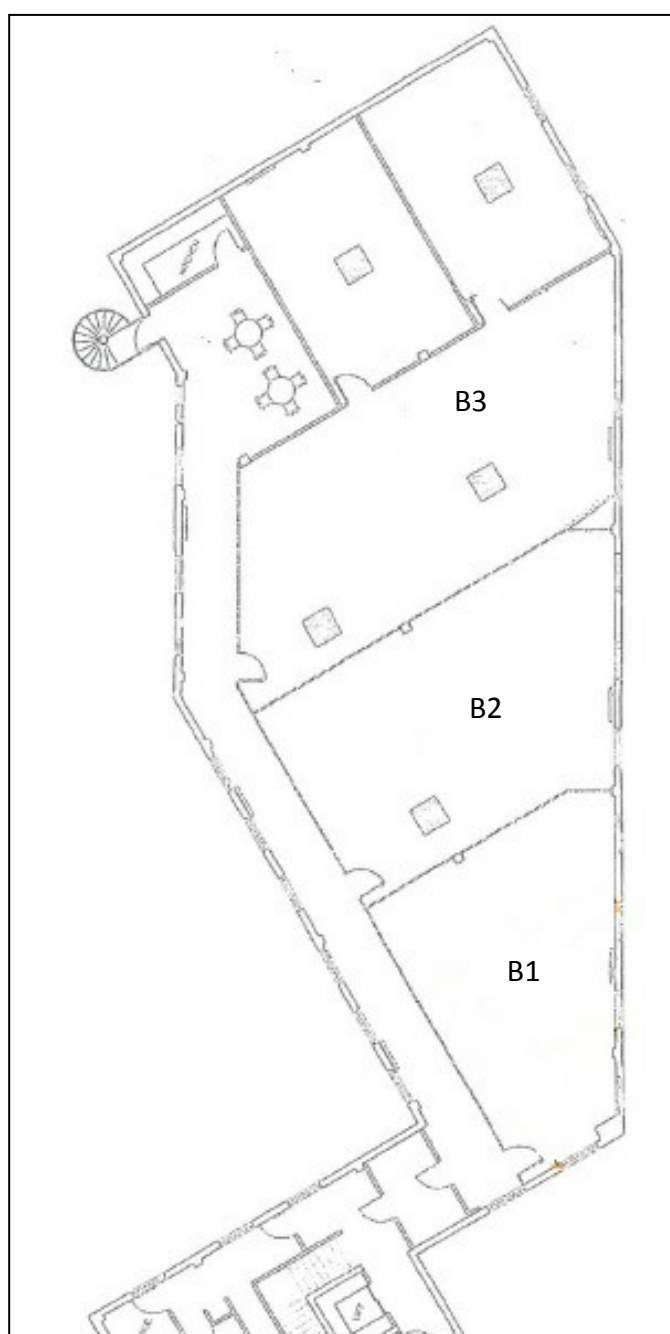
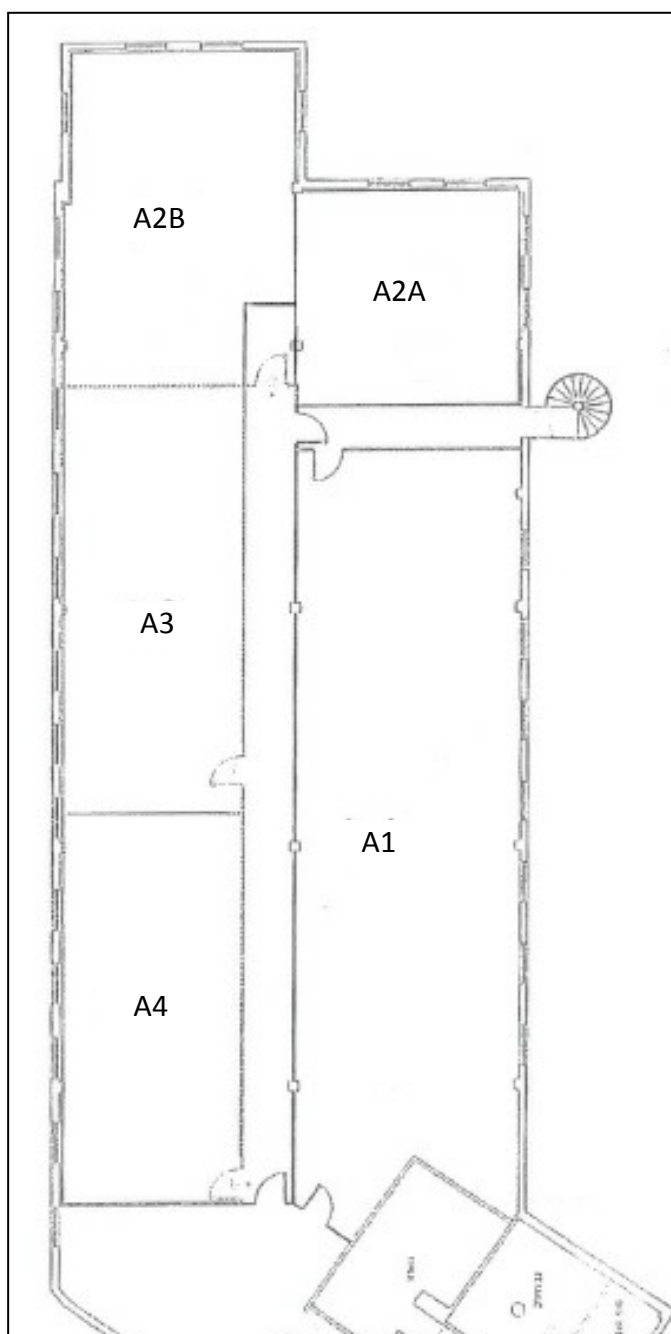
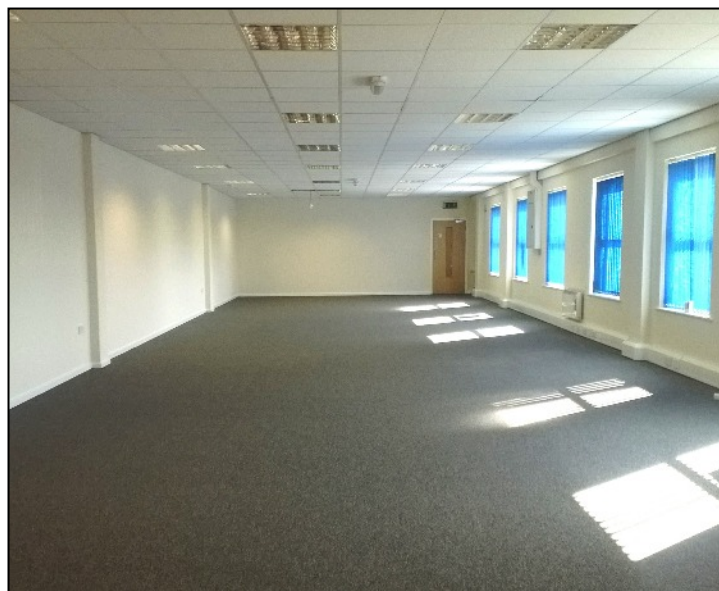
Viewings are by prior appointment with Legat Owen or Bridgeman Property:-

Heather Lutton - heatherlutton@legatowen.co.uk

Tel: 0151 252 1144

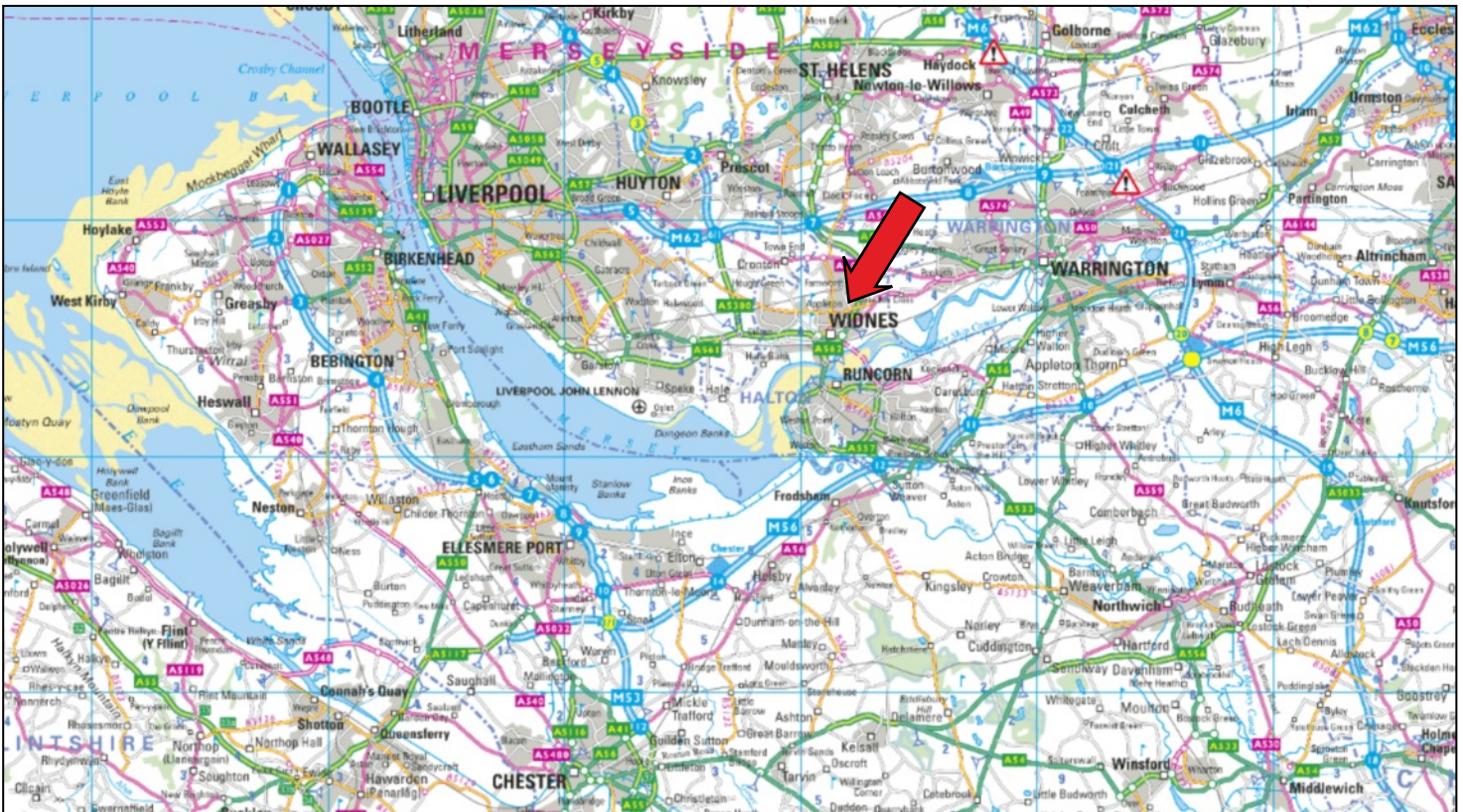
Stephen Gleave - sgleave@bridgemanproperty.com

Tel: 01928 714100



LOCATION

The property is located a short distance from Widnes Town Centre and within walking distance of the Greenoaks Centre and Albert Square shopping development. Widnes has excellent road communications with access to the M62, M6, M56 and M57 all being readily available.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

May, 16

SUBJECT TO CONTRACT

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