



KINGSWAY HOUSE

CALDWELL ROAD
WIDNES WA8 7EA



TO LET

5,285 sq ft - 17,922 sq ft (491 sq m - 1,664.3 sq m)

- Prominent location on arterial route in Widnes fronting Moor Lane and Kingsway
 - Modern purpose built building
- Full access raised floors, mechanical ventilation and double glazing
 - 2 No. 8 person passenger lifts
- Extensive on-site parking (1:250 sq ft)

DESCRIPTION

Kingsway House is a modern purpose built office with accommodation arranged over ground and two upper floors.

The available accommodation comprises the west wing of the building the principal entrance for which is approached via Caldwell Road. The accommodation is served by a staffed entrance reception leading into a stairwell with 2No. 8 person passenger lifts serving all floors.

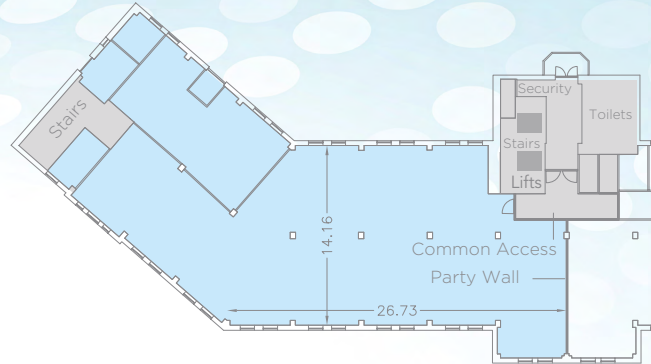
The specification of the accommodation includes full access raised floors, suspended ceilings with recessed lighting, mechanical ventilation and double glazing.

ACCOMMODATION

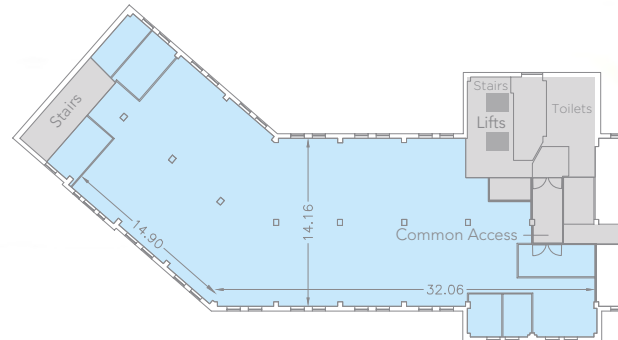
The available accommodation is understood to have the following net internal floor areas: -

Ground Floor	6,058 sq ft	562.1 sq m
First Floor	6,579 sq ft	611.2 sq m
Second Floor	5,285 sq ft	491.0 sq m
Total	17,922 sq ft	1,664.3 sq m

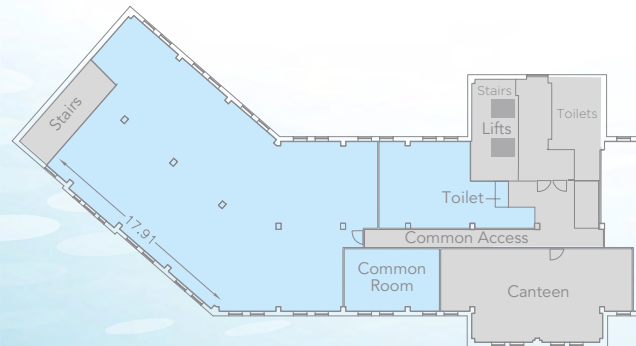
GROUND FLOOR



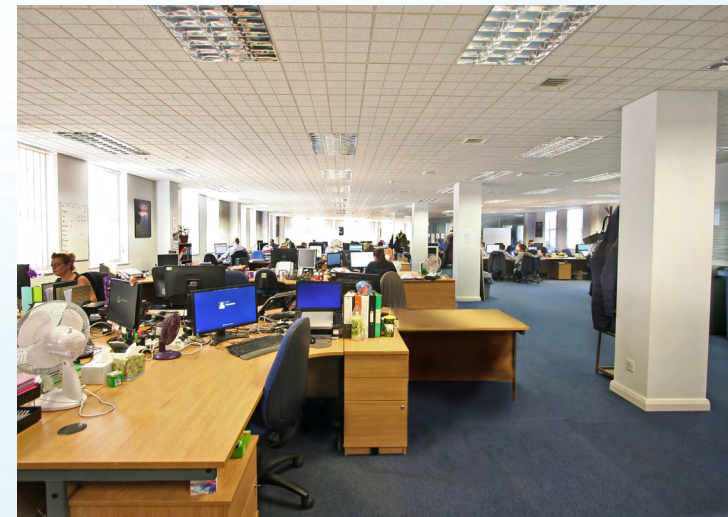
FIRST FLOOR



SECOND FLOOR



**Approximate floor layouts*



TERMS

Available from November 2019 as a whole or on a floor by floor basis by way of a new lease from the Landlord. For details of current availability and terms please contact the agents.

CAR PARKING

On-site parking is available at the ratio of 1:250 sq ft. Further free car parking is available on a Council owned car park immediately to the north.

EPC

The offices have an Energy Performance rating of D85.

SERVICE CHARGE

The Landlord will levy a service charge.

VAT

All sums payable to the Landlord will be subject to the addition of VAT.

VIEWING/FURTHER INFORMATION

Please contact the agents. Viewing is by appointment only:

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