



# TO LET

## High Quality Modern Warehouse with Ancillary Offices

### Unit 2, Broughton Way, Widnes WA8 8YX

- Clear Span Warehouse with minimum eaves height of 8.1m
- Large Service yard to the rear with excellent loading facilities
- Staff/visitor parking to the front of the property

#### Location

The property is situated on Broughton Way within the established Halebank industrial area. The property is accessed via Hale Road which in turn leads directly to the roundabout with the A562 Speke Road approximately 0.5 miles from the Mersey Gateway Bridge.

#### Description

A modern portal frame warehouse/workshop unit incorporating two storey offices and having a yard to the rear which is surfaced in concrete hardstanding.

A separate car parking area surfaced in tarmac, is provided to the front of the property.

Vehicular access from the yard into the property itself is provided via two no. roller shutter doors to the rear yard.

The unit has a minimum eaves height of 8.1m approximately.

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)



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### Area

Ground Floor		
Workshop/Offices/Ancillary	1570.4 sq m	16,904 sq ft
First Floor		
Offices	187.2 sq m	2,015 sq ft
<b>TOTAL</b>	<b>1757.6 sq m</b>	<b>18,919 sq ft</b>

### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£87,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value £50,500  
Rates payable 2019/2020 - £25,452

### EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

### Legal costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agent:

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# MORGAN WILLIAMS.