

# RORY MACK

ASSOCIATES



**KINGSWAY HOUSE, CALDWELL  
ROAD, WIDNES, WA8 7EA.**

**TO LET:  
FROM £359  
PCM**

- Various offices available with all-inclusive rents
- Brand new facility ready for immediate occupation
- Units available from 86 – 459 Sq. Ft., accommodating between 2 – 9 workstations
- Onsite parking available
- Onsite gym available to tenants
- Flexible terms available



# KINGSWAY HOUSE, CALDWELL ROAD WIDNES, WA8 7EA.

## GENERAL DESCRIPTION

Kingsway House, located in the heart of Widnes, is a brand-new facility that combines modern amenities with a warm, welcoming atmosphere, creating the perfect setting for businesses to thrive.

Whether you're a freelancer, a startup, or a large corporation, there are flexible workspace solutions to meet your needs. From private offices and dedicated desks to co-working and virtual office services, there is flexibility to scale your space as your business grows.

The vibrant Business Centre offers easy access to major transportation routes, making it convenient for you and your clients to reach Kingsway House. With ample parking and proximity to local amenities, including food outlets, shops, and entertainment options, Kingsway House is the perfect place to work, meet, and succeed.

The facility features state-of-the-art amenities to support your business needs. Enjoy high-speed internet, ergonomic furniture, and fully equipped meeting rooms with the latest technology. Need a break? Take advantage of our comfortable coffee points, where you can recharge and connect with like-minded professionals.

## LOCATION

The property is situated 1 mile from Widnes Town Centre and less than half a mile from Widnes Railway Station. Runcorn is also within easy reach (2 miles) and Liverpool is approximately 13 miles away. The property benefits from easy access to the M62, M56 and M57 motorways.

## SERVICES

- Office configuration including IT & Telecoms set up for a seamless move-in
- On-site support team and facilities management
- Reception services and professional reception area
- Photocopying and printing facilities
- Incoming mail handling
- Access to meeting and conference rooms for hire
- Use of common areas

## VAT

VAT will be charged on all rental outgoings.

## TENURE

Terms are flexible and by negotiation.

## ACCOMMODATION

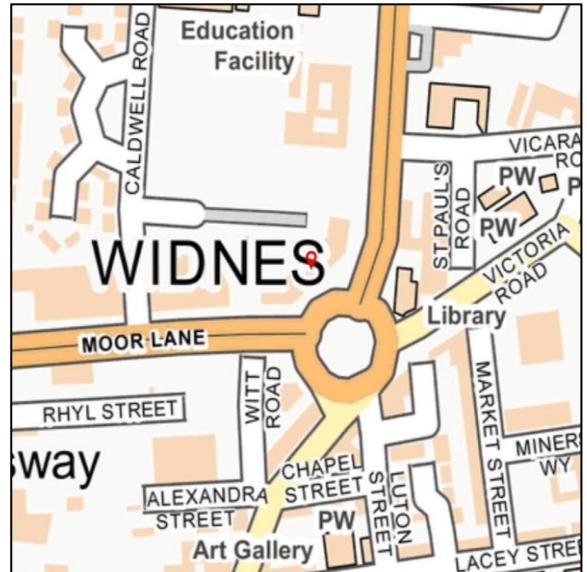
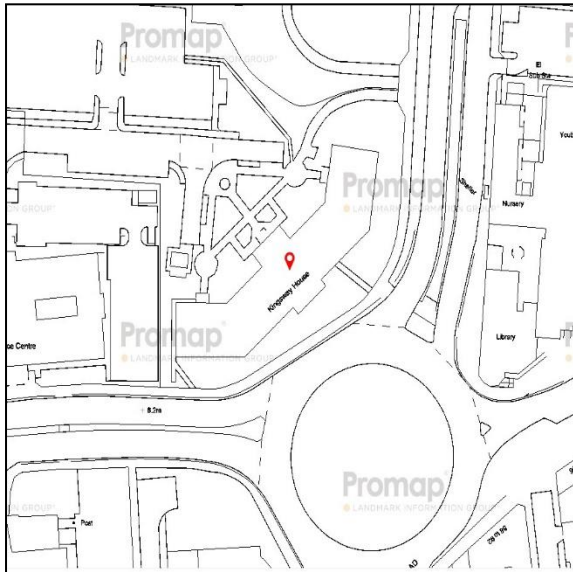
Office sizes are from 86 – 459 Sq Ft, accommodating between 2 – 9 workstations.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**KINGSWAY HOUSE, CALDWELL ROAD  
WIDNES,  
WA8 7EA.**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements