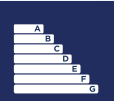




RENT
£67,750
(per annum)



EPC RATING
TBC



Johnson's Lane
Widnes, WA8 0SJ

B8 Storage & Distribution and E Offices | Leasehold | 300 Sq Ft - 11,618 Sq Ft



TO LET



Location

The property is situated on Johnson's Lane, close to its junction with Gorse Lane within Gorse Industrial Estate and within close proximity to Moss Bank Industrial Estate. It is positioned adjacent to Johnson's Lane Household Waste Recycling Centre. The surrounding area is predominantly industrial in character typified by a diverse mix of industrial premises in terms of age, size, style and condition.

Gorse Lane links with Widnes Town Centre approximately one mile to the west via Watkinson Way (A557) and Fiddlers Ferry Road. Local amenities are provided nearby at Widnes Retail Park and the Hive Retail & Leisure Park.



Description

Unit 2

A single storey, high-bay warehouse to the southwest corner of the site. The warehouse is of steel portal frame construction clad in profile steel sheets beneath a pitched, profile steel sheet roof. It has an eaves height of approximately 6.4 m. Natural light is provided by approximately 15% roof lights. Loading access is gained from a roller shutter door (approximately 4.4 m width x 5.1 m height) to the front elevation.

Office

The ground floor of a two-storey office block is also available, it comprises a small lobby and one office room, as well as a kitchen and WC. The office is made up of painted plasterboard ceilings with fluorescent strip lights, painted and plastered walls and a mix of carpet and laminate floors. There are also wall mounted electric storage heaters, double glazed windows, and electric roller shutters adding additional security to the windows.

Yard

Located in the northwest corner of the estate, there is a 0.16 acre concrete surfaced yard that can be used for storage. The yard is bound by a fence on two elevations and borders the office block to the south, there are no services to the yard.



Amenities



15% Roof Lights



6.4m Eaves



Roller Shutter Doors



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Area	Imperial	Metric
Unit 2 Warehouse	11,318 sq ft	1,051.47 sq m
Office - Ground Floor	300 sq ft	27.87 sq m
Yard	0.16 acres	0.06 hectares



Further information



Lease Terms

The accommodation can be let individually or all together, on terms to be agreed.

Rent

Warehouse (Unit 2): £60,000 per annum

Office: £2,250 per annum

Yard: £5,500 per annum

Tenure

Leasehold.

Business Rates

Units 2, 3 & 4 are currently assessed under one assessment totalling £54,500. Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC Rating can be made available upon request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

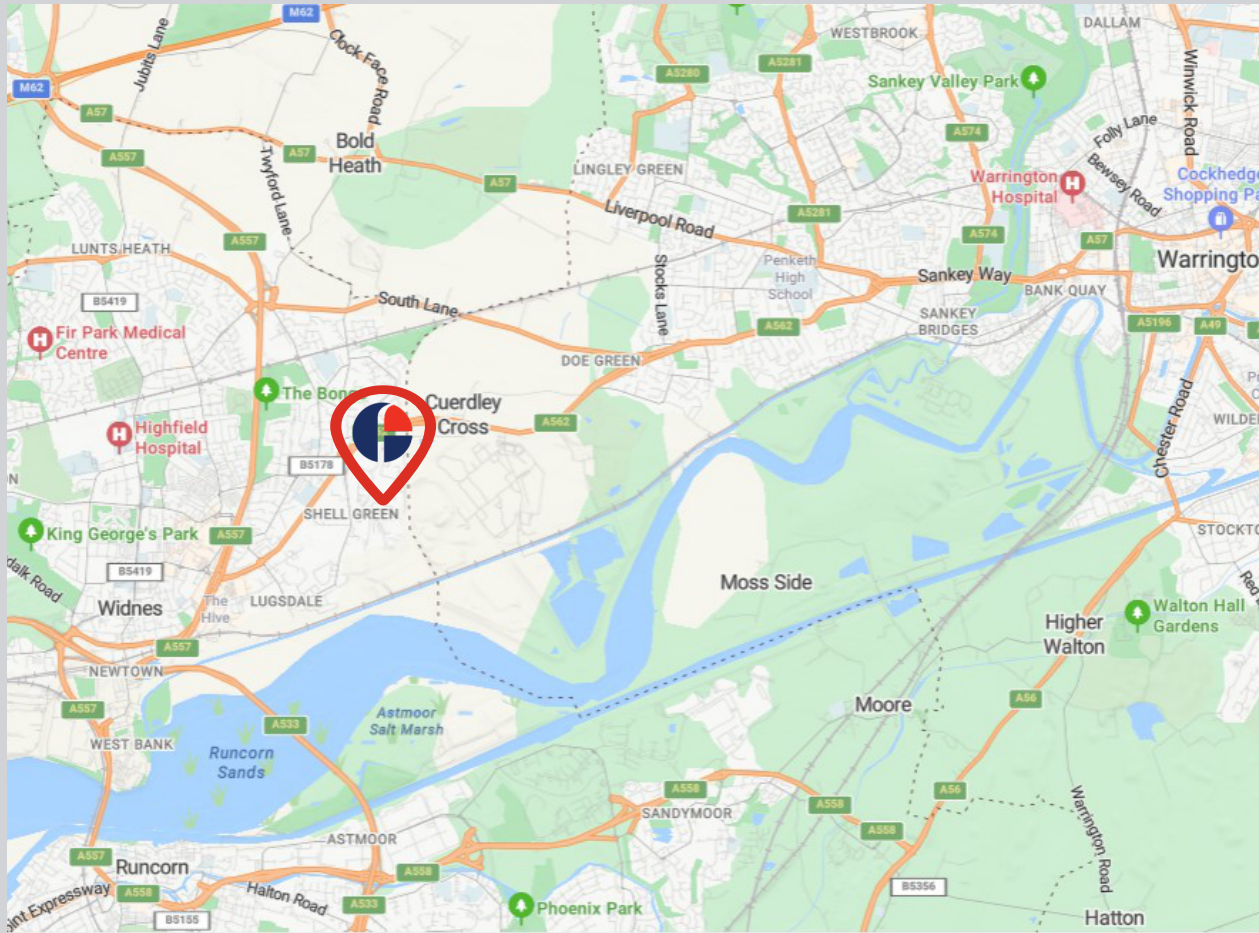
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is elected for VAT. Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).



Johnson's Lane, Widnes, WA8 0SJ



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Widnes - 1.5 miles• Warrington - 5.1 miles• Runcorn - 3.4 miles
	Nearest Station <ul style="list-style-type: none">• Widnes Train Station - 2.1 miles
	Nearest Airport <ul style="list-style-type: none">• Liverpool John Lennon Airport - 8 miles
	Nearest Port <ul style="list-style-type: none">• Runcorn Docks - 4 miles

→ Viewings

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Particulars dated May 2024. Photographs dated May 2024.