

**TO LET**

**4,715 SQ FT**  
(438 SQ M)

Quality fitted self contained office suite

## KEY BENEFITS /

- Polyester coated double glazed windows and entrance doors
- Suspended ceiling with LG7 lighting
- Gas fire central heating
- 8 person capacity lift
- Kitchen area
- Allocated parking spaces



## TO LET

Office Building with parking

4,715 SQ FT (438 SQ M)

OFFICE PREMISES / LAPWING HOUSE, FORWARD POINT, WIDNES WA8 0RR

## LOCATION

Forward point benefits from a prominent location with main road frontage to Tanhouse Lane, which is the major gateway into Widnes waterfront. The area has recently seen significant improvements with the establishment of the Hive leisure facility. The area now boasts a Pure Gym, and many other local amenities.

Forward point has good links to both junction 8/9 of the M62 and junction 12 of the M56. The Mersey Gateway has made the location even more accessible.

## DESCRIPTION

A brick built office building arranged on ground and first floor with good on site allocated car parking.

Main features are:

Polyester coated double glazed windows and entrance doors

Suspended ceiling with LG7 lighting

Gas fire central heating

8 person capacity lift

Raised access flooring throughout

Some fit out

Kitchen area

Allocated parking spaces

	Size (SQ FT)	Size (SQ M)
Ground Floor	2,207	205
First Floor	2,508	233
<b>TOTAL</b>	<b>4,715</b>	<b>438</b>



## RENT

On Application

## LEASE TERMS

By way of a sublet/assignment of the existing lease which expires in June 2025. Alternatively a new lease may be negotiated directly with the landlord.

## VAT

Subject to VAT

## EPC

A copy of the EPC certificate is available on request



## VIEWING

By prior appointment through the agents:

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