

LIMOSA

TO LET 2,508 SQ FT (233 SQ M) First floor fully fitted office suite

KEY BENEFITS /

- Suspended ceiling with LG7 lighting
- Gas fired central heating
- Raised access floors
- Fitted meeting rooms and some private offices
- Kitchen
- Some cabling
- 8 car parking spaces

OFFICE PREMISES / GROUND FLOOR, LIMOSA HOUSE, FORWARD POINT, TANHOUSE LANE, WIDNES, CHESHIRE WA8 0RR

LOCATION

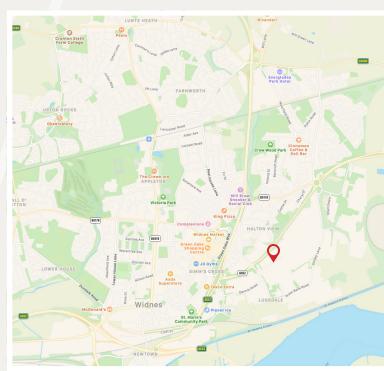
Forward Point benefits from a prominent location with main road frontage on Tanhouse Lane, which is the major gateway into Widnes Waterfront. The area has recently seen significant improvements with the established of The Hive Leisure facility, Pure Gym and many other local amenities. Forward Point has good links to both junction 8 and 9 M62 motorway and junction 12 M56. The new Mersey Gateway Bridge has made the location even more accessible.

DESCRIPTION

A ground floor office suite of 2,508sqft comprising the following features

- Suspended ceiling with LG7 lighting
- Gas fired central heating
- Raised access floors
- Fitted meeting rooms and some private offices
- Kitchen
- $\boldsymbol{\cdot} \operatorname{Some} \operatorname{cabling}$
- $\cdot 8$ car parking spaces





LEASE TERM

RENT

The premises are available by way of new full repairing lease for a term to be agreed.

SERVICE CHARGE

There is a service charge payable to cover the estate charge and shared costs in Limosa House.

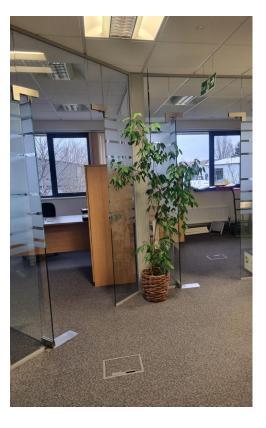
On application.

RATES

Payable to Halton Borough Council.

EPC

A copy of the EPC certificate is available on request.



VIEWING

By prior appointment through the agents:

Joseph Wilshaw joseph.wilshaw@rvwcs.co.uk / 07917 647 213

Jane Marshall

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