



WA8 0SZ

# INDUSTRIAL

TRAFALGAR COURT, WIDNES



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# INDUSTRIAL



- Secure compounds
- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated up and over loading doors
- Electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct



INDUSTRIAL

## WORKSHOP UNITS TO LET

SIZES FROM

**506 - 1,495 SQ FT**

47 - 139 SQ M

Over 200 locations throughout the Midlands and the North

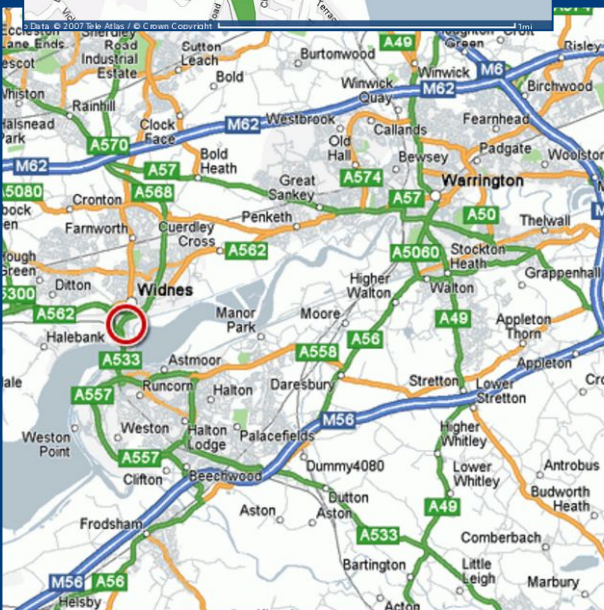
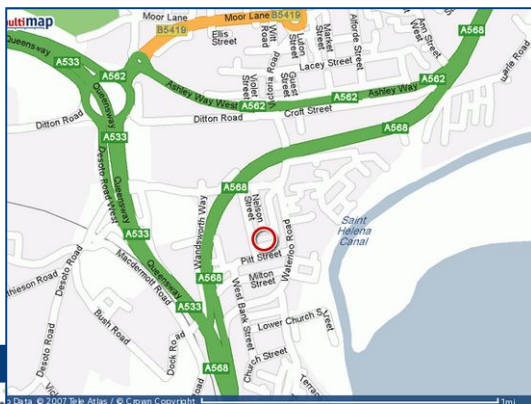


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## LOCATION

Located approximately 5 miles to the north west of junction 12 of the M56 and 2 and a half miles south of junction 7 of the M62. The estate is half a mile south of Widnes town centre and situated within the Waterloo Road Industrial area.



## DESCRIPTION

A popular development of modern workshop units with car parking to the front of all units. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and up and over loading doors.

## TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

## RENTAL

A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

## VIEWING

Please contact Whittle Jones North West on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)

## RATES

For information on Rateable Value or rates payable contact Halton Borough Council Business Rates Department on 0151 471 7500. Alternatively you could obtain information from the Valuation Website which is [www.voa.gov.uk/business\\_rates/general.htm](http://www.voa.gov.uk/business_rates/general.htm).

## INDUSTRIAL

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