

**TO LET**

**18-31**



# UNITS 18-31

**MODERN  
INDUSTRIAL UNITS**

**HERON BUSINESS PARK  
TAN HOUSE LANE | WIDNES | WA8 0SW**

**1,620 - 7,052 SQ FT  
(151 - 655 SQ M)**

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## DESCRIPTION

Units 18-31 at Heron Business Park total 33,616 sq ft. Individual units range from 1,620 sq ft up to 7,052 sq ft arranged over 3 terraced blocks. Units can be combined to create larger floor space, subject to availability.

The units are set within landscaped surroundings secured by fencing and a gated entrance. Each unit benefits from dedicated car parking areas, with good circulation space across the estate.

## SPECIFICATION

The units were constructed to a high standard and were designed to achieve a Very Good BREEAM rating subject to individual fit outs. The units benefit from the following:

- Steel portal frame construction
- Eaves height of 4 to 6 metres
- Electric up and over loading doors
- All mains services available to the units including 3 phase electricity



## ACCOMMODATION TABLE

Unit Number	Sq ft	Sq m
18	7,052	655
19	4,669	434
20	4,664	433
21	7,052	655
23	1,620	151
28	2,129	198
29	2,129	198
30	2,129	198
31	2,172	202





## LOCATION

Heron Business Park is situated on Tan House Lane in the heart of the Widnes Waterfront Economic Development Zone which covers 80 hectares between Widnes Town Centre and the River Mersey.

Widnes is located in the borough of Halton approximately 14 miles East of Liverpool, 7 miles West of Warrington and 26 miles South West of Manchester.

Widnes benefits from an excellent transport infrastructure with the intersection of the M62 and M56 motorways located 4 miles to the North and Junction 21a of the M6 is within 7 miles. The new Mersey Gateway bridge has further improved the transport connections between Widnes and Runcorn. Liverpool John Lennon Airport is approximately 5 miles to the West of the Town.

The estate also offers a good range of nearby amenities with Widnes Town Centre situated within a 20 minute walk. Widnes Shopping Park and Albert Square Shopping Centre provide a range of high street retail shops and eateries.

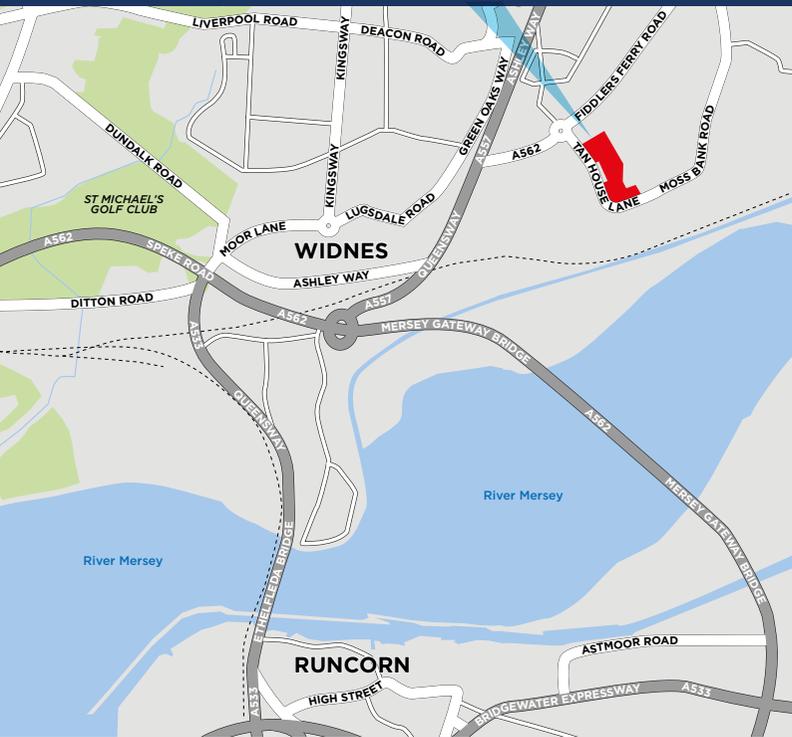
## TRAVEL DISTANCES

	miles	mins	
Jct 7 M62	4	8	
Jct 12 M56	5.6	10	
Liverpool John Lennon Airport	7.5	15	
Manchester Airport	25	28	

## EPC

The EPC ratings on the available properties range from A11 to B33. Copies of individual EPC's are available upon request.

## HERON BUSINESS PARK | WA8 0SW



## EXCELLENT TRANSPORT LINKS



## GOOD NEARBY AMENITIES

## TERMS / RENT / OTHER CHARGES

There are a range of flexible lease agreements available.

Details of the rent and other charges are available on application to the letting agents.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

**WHITTLE JONES**  
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