

TO LET

18-31



UNITS 18-31

HERON BUSINESS PARK

TAN HOUSE LANE | WIDNES | WA8 0SW

**MODERN
INDUSTRIAL UNITS**

**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





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