



TO LET

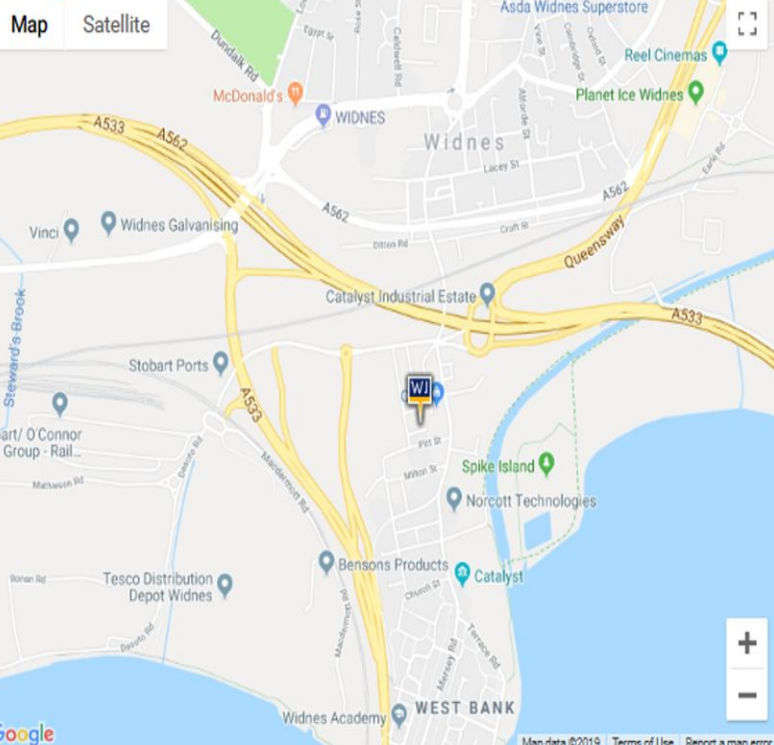
TRAFALGAR COURT

CROMWELL STREET, WIDNES, CHESHIRE, WA8 0SZ



- **Established Location**
- **Excellent Transport Links**
- **J7, M62 8 Minutes Drive Away**
- **Good Local Amenities**
- **Widnes Town Centre 0.5 Miles Away**
- **Secure Compound To The Front Of Each Unit**

WORKSHOP / INDUSTRIAL UNITS
506-1,495 SQ FT (47-139 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Widnes Town Centre	0.5	11	Walk
Runcorn	2.6	10	Drive
J7, M62	4.2	8	Drive
J6, M62/M57 Interchange	6.8	11	Drive

Source: theAA.com

TRAFALGAR COURT

CROMWELL STREET, WIDNES, CHESHIRE



DESCRIPTION

Trafalgar Court is a popular development of workshop units ranging in size from 506 up to 1,495 sq ft. The estate, totalling 9,490 sq ft, is split into 11 units arranged within two terraces around a central service yard.

The units are of single storey framed construction with brick elevations under a mono-pitched profile metal sheet roof and provide a working height ranging from 3 to 4 metres. Individual units incorporate up and over metal doors and provide a basic specification with concrete floors, fluorescent lights and WC facilities. Each unit has its own compound with access from the central service yard.

SPECIFICATION

- Working height 3-4m
- Secure compound to the front of each unit
- Central service yard
- Manually operated loading doors
- Three phase power supply

EPC

The EPC ratings on the available units range from C54 to D91. A copy of the individual EPC's are available upon request.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk

LOCATION

Trafalgar Court is located on Cromwell Street in Widnes. Widnes sits on the northern bank of the River Mersey. Directly to the south across the River is the town of Runcorn. Upstream and 8 miles to the east is the town of Warrington, and downstream to the west is Speke, part of the City of Liverpool. The estate benefits from excellent transport links to the wider region, with the A557 Queensway less than 1/2 a mile away, which in turn provides direct access to Junction 7 of the M62, 8 minutes drive away to the north. To the south the Silver Jubilee Bridge is only 0.6 miles away providing access via the A533 to Runcorn.

Widnes Town Centre is half a mile to the north providing excellent amenities including a range of shops and eateries. Albert Square Shopping Centre is just 8 minutes drive away, and Asda, Tesco and Morrisons Superstores are all approximately 1 mile away.

TERMS

There are a range of flexible leasing options available. For further details please contact us.



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