

TO LET



HOUSE

# KINGSWAY

CALDWELL ROAD WIDNES CHESHIRE WA8 7EA

**High Specification Office Accommodation with On-site Parking**  
Suites available from 4,327 ft<sup>2</sup> (402m<sup>2</sup>) – 17,610 ft<sup>2</sup> (1,636m<sup>2</sup>)

# HOUSE KINGSWAY

## Location

Kingsway House is situated on the edge of Widnes Town Centre on Kingsway (B5419) close to the A562 ring road, and is 1.14 miles from Widnes Railway Station and 5.24 miles from Liverpool John Lennon Airport.

## Description

Kingsway House is a detached 3-storey office building providing the following features:

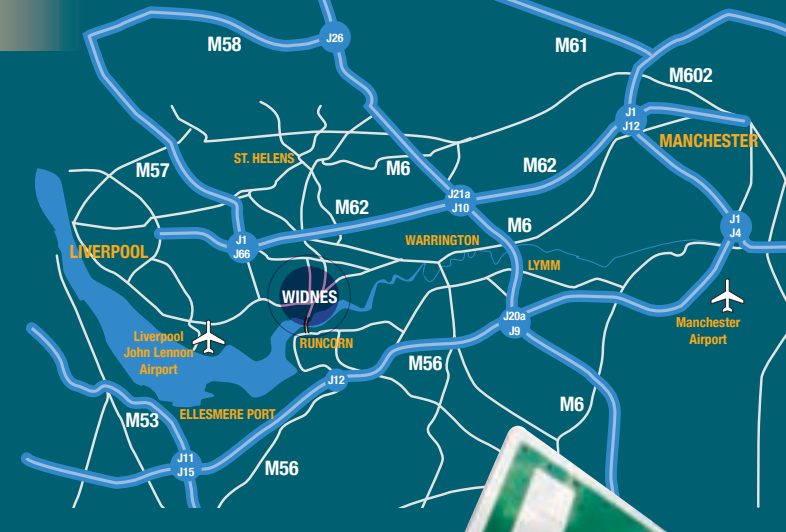
- Fully DDA compliant
- Full access raised floors
- Suspended ceilings incorporating Cat II lighting
- Gas central heating throughout
- Comfort cooling installed
- Double glazed powder coated aluminium windows
- Disabled, ladies and gents WC facilities on each floor
- Two passenger lifts
- Kitchen/canteen facilities throughout
- CCTV
- Extensive on-site parking

## Accommodation

Ground floor	6,383 ft <sup>2</sup> (593 m <sup>2</sup> ) approx NIA
First floor	6,900 ft <sup>2</sup> (641 m <sup>2</sup> ) approx NIA
Second floor	4,327 ft <sup>2</sup> (402 m <sup>2</sup> ) approx NIA
<b>Total</b>	<b>17,610 ft<sup>2</sup> (1,636 m<sup>2</sup>) approx NIA</b>



Sat Nav: WA8 7EA



Second Floor

## Terms

The accommodation is available by way of sub-lease expiring October 2019 as a whole or on a floor by floor basis.

## Rent

Upon application.

## Parking

Extensive on-site parking is available.

## Service Charge

A service charge is levied to recover the costs of maintenance and management of Kingsway House.

## VAT

All outgoings are subject to VAT.

## Viewings

Strictly by appointment with this office.



First Floor



Ground Floor



Richard Wharton

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