SK REAL ESTATE










# TO LET

## First Floor, Victoria House, Lugsdale Road, Widnes,

- Substantial Office Accommodation
- Town Centre with Excellent Transport Links
- May Subdivide
- Total Approx NIA: 447.8 sq.m (4,820 sq.ft)

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First Floor, Victoria House, Lugsdale Road, Widnes, WA8 6DJ

## Location

Victoria House occupies a prominent town centre position on Lugsdale Road, close to its junction with Widnes Road and Victoria Road, overlooking Victoria Square. The property benefits from excellent prominence within the town centre and is surrounded by a wide range of retail, leisure and professional occupiers. The property is readily accessible, lying approximately 3 miles from Junction 7 of the M62 and around 6 miles from Junction 12 of the M56, providing excellent connectivity to Liverpool, Warrington, Manchester and the wider North West motorway network. Widnes Railway Station is approximately 1 mile to the south east, whilst numerous bus services operate from nearby Victoria Road and Widnes Road

## The Property

Victoria House self-contained first floor office accommodation within an period building is accessed via a communal entrance foyer featuring original tiled flooring, decorative wrought iron staircase and stained-glass windows, leading to a well-presented reception and waiting area. The principal accommodation comprises an exceptional open plan hall benefitting from a vaulted ceiling and a range of original period features with ancillary office accommodation off the hall. The accommodation benefits from WC facilities, ancillary storage, suspended lighting, central heating, together with on-road parking nearby

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

447.8 sq.m (4,820 sq.ft)

## Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring Lease, for a term to be agreed.

## Rent

**£43,250 per annum (circa £9.00 per sq.ft),** exclusive of service charge, building insurance, rates and all other outgoings.

## EPC

The property has an EPC rating of D100. Full copy available upon request.

## Rates

Interested parties should make their own enquiry of Halton Borough Council Rating Department on 0303 333 4300 or www.voa.gov.uk/businessrates.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team: commerical@skre.co.uk)




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