



FOUNDRY HOUSE

www.widnesbusinesspark.co.uk



For Sale/ To Let

17,811 sq ft (1,654 sq m)

**Foundry House, Foundry Lane,
Widnes, WA8 8UD**

Foundry House is prominently located at the forefront of Widnes Business Park, a strategically placed multi-use Business Park with excellent access to the local area's road, rail and shipping networks.

- Refurbished office accommodation from 100 sq ft to 17,811 sq ft
- 264 dedicated on site car parking spaces (1:67 sq ft)
- Flexible lease terms on offer
- On site security
- 24 hour access



LOCATION

Foundry House is situated on Foundry Lane, a traditional commercial location in Widnes, within 1 1/2 miles of the A557 Expressway and with swift access to Junction 7 of the M62 and Junction 12 of the M56. The area is an established location for modern distribution hubs taking advantage of the excellent road links and the rail freight terminal. The new 6 lane Mersey Bridge is also now under construction and due for completion in 2017.

Widnes provides a host of retail and leisure facilities with Widnes Shopping park including M&S, Next, River Island, New Look, Boots and Costa Coffee. The Hive Leisure Park, an exciting entertainment complex located on Widnes Waterfront, includes a Cinema, Frankie and Benny's, ten pin bowling, Nando's, Premier Inn, Brewers Fayre and an ice rink. The town centre is also home to Albert Square shopping centre and Widnes market with a host of national and independent retailers.

DISTANCES

Liverpool Airport	5.5 miles
Warrington	9.6 miles
Liverpool	12 miles
Manchester Airport	28.6 miles
Manchester	30 miles

DESCRIPTION

Foundry House is a two storey purpose built office building, with a range of office accommodation to cater for requirements from 100 to 17,811 sq ft. The building is set within a well maintained landscaped environment and benefits from a large entrance reception and toilet facilities serving each floor. Foundry House also benefits one of the best parking ratio's in the North West, offering 254 dedicated car parking spaces at a ratio of 1:67 sq ft.

Foundry House is about to undergo a comprehensive refurbishment throughout and will benefit the following key features:

- Newly carpeted full access raised floors
- Suspended ceilings with integrated fluorescent lighting
- Gas fired central heating
- An enhanced entrance reception and common parts
- Toilet facilities

EPC

An EPC is available to interested parties upon request.

SITE CONTACT

Site contracts manager: 07506 114 184
 Email: info@widnesbusinesspark.co.uk
 Tel: 01943 850111



FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents;

Christopher Brown / Jonathan Baucher
christopher.brown@eur.cushmanwake.com
jonathan.baucher@eur.cushmanwake.com

Simon Roddam / Sam Birtwistle
simonroddam@begroup.uk.com
sambirtwistle@begroup.uk.com

