

# HERON BUSINESS PARK

TAN HOUSE LANE, WIDNES

AN ESTABLISHED ENVIRONMENT FOR BUSINESS



Over 50% Occupied

## FOR SALE / TO LET

### NEW INDUSTRIAL / WAREHOUSE UNITS

FROM 2,190 SQ FT (195 SQ M) TO 14,688 SQ FT (1,365 SQ M)

WIDNES REGENERATION Ltd

widnesregeneration.co.uk

## LOCATION

Located at the heart of Widnes Waterfront Economic Development Zone ([www.widneswaterfront.co.uk](http://www.widneswaterfront.co.uk)) Heron Business Park is situated approximately 3 miles from both Junction 7 of the M62 and Junction 12 of the M56. It is approximately 1/2 mile to the East of Widnes town centre. The M6 is within 7 miles. Access from the North and South is via the A557 Widnes Eastern Bypass and the South via the A562 Fiddlers Ferry Road.

## THE DEVELOPMENT

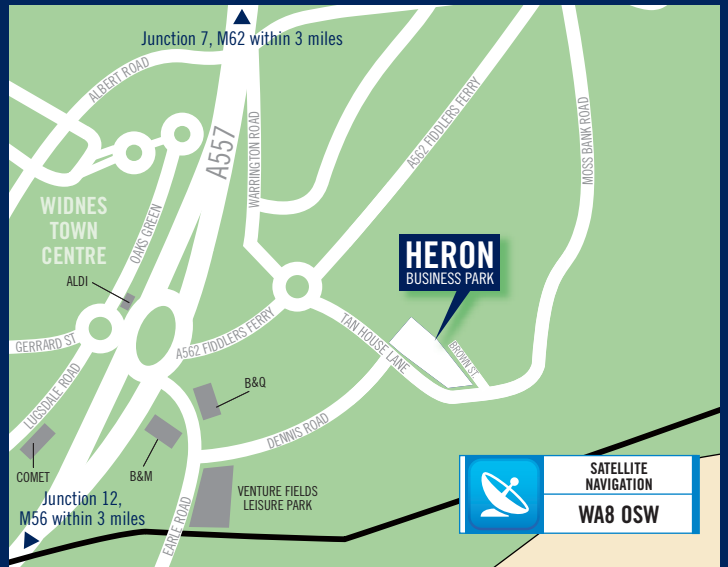
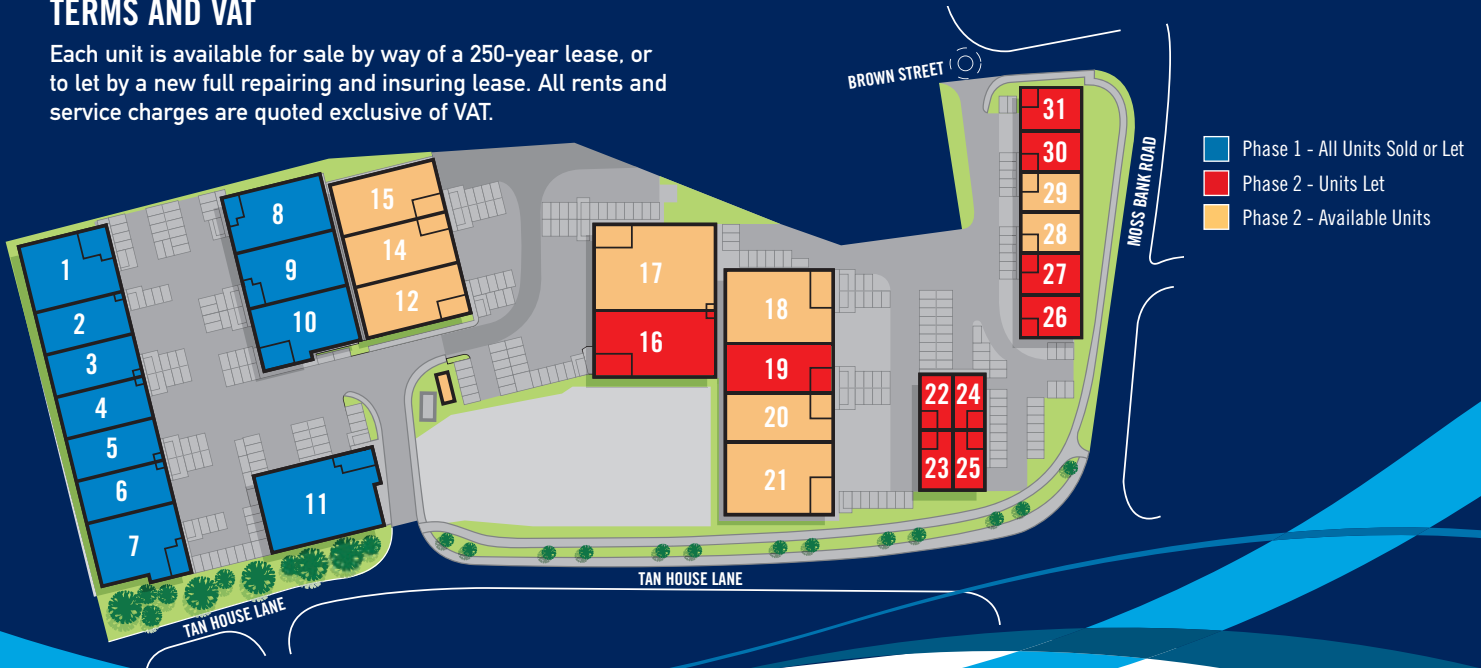
The second phase of Heron Business Park provides modern flexible accommodation suitable for office, warehouse or industrial uses with priority given to small and medium sized enterprises (SME's) within the technology sectors.

### PHASE 2 SCHEDULE OF AREAS

Unit	Internal Floor Ares (Gross)		Unit	Internal Floor Ares (Gross)	
	sq. ft.	sq. m		sq. ft.	sq. m
Unit 12	4,896	455	Unit 23	LET	
Unit 14	4,896	455	Unit 24	LET	
Unit 15	4,896	455	Unit 25	LET	
Unit 16	LET		Unit 26	LET	
Unit 17	9,492	882	Unit 27	LET	
Unit 18	7,052	655	Unit 28	2,100	195
Unit 19	LET		Unit 29	2,100	195
Unit 20	4,681	435	Unit 30	LET	
Unit 21	7,026	653	Unit 31	LET	
Unit 22	LET				

## TERMS AND VAT

Each unit is available for sale by way of a 250-year lease, or to let by a new full repairing and insuring lease. All rents and service charges are quoted exclusive of VAT.



## ACCOMMODATION

The units are designed to the highest standards to create a quality business park within the Economic Development Zone, benefiting from:

- Steel portal framed buildings with clear heights of 4 to 6 metres
- Dedicated loading and parking areas for each unit
- Generous landscaping to Tan House Lane elevation
- All main services available to the units including 3 phase electricity
- Designed to achieve 'very good' BREEAM rating subject to fit out
- External Yard Area available for Units 17 and 18



Widnes Regeneration Ltd. is a development partnership between St.Modwen and Halton Borough Council

Supported by



## All Enquiries

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**Dixon Webb**  
PROPERTY CONSULTANTS

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MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. December 2010