

HERON

BUSINESS PARK
TAN HOUSE LANE, WIDNES



FOR SALE / TO LET

**NEW INDUSTRIAL
WAREHOUSE UNITS**

3,283 SQ. FT. (305 SQ. M.)

UP TO 8,149 SQ. FT. (757 SQ. M.)


WIDNES REGENERATION Ltd

 **ST.MODWEN**

An Environment for Success



Location

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.

Phase 1

The first phase of development at Heron Business Park comprises 11 units in 3 separate blocks as illustrated on the site masterplan. The size of each unit is described in the schedule opposite.

The development has been designed to the highest standards to create a quality business park, within the heart of the Economic Development Zone.

Specification

A brief summary of the specification is set out below:-

- Steel portal framed buildings with clear height of 6 metres (19 feet)
- Smaller units constructed without office for added flexibility
- Dedicated loading and parking areas for each unit
- Generous landscaping to Tan House Lane elevation
- High quality finishes and design throughout.

PHASE 1

Heron Business Park - Schedule of areas

Unit No.	Warehouse Area (sq. ft.)	Office Area (sq. ft.)	Total Area (sq. ft.)
Unit 1	SOLD	SOLD	SOLD
Unit 2	SOLD	SOLD	SOLD
Unit 3	TO LET	TO LET	TO LET
Unit 4	SOLD	SOLD	SOLD
Unit 5	SOLD	SOLD	SOLD
Unit 6	SOLD	SOLD	SOLD
Unit 7	SOLD	SOLD	SOLD
Unit 8	SOLD	SOLD	SOLD
Unit 9	4,678	278	4,955
Unit 10	SOLD	SOLD	SOLD
Unit 11	SOLD	SOLD	SOLD





HERON

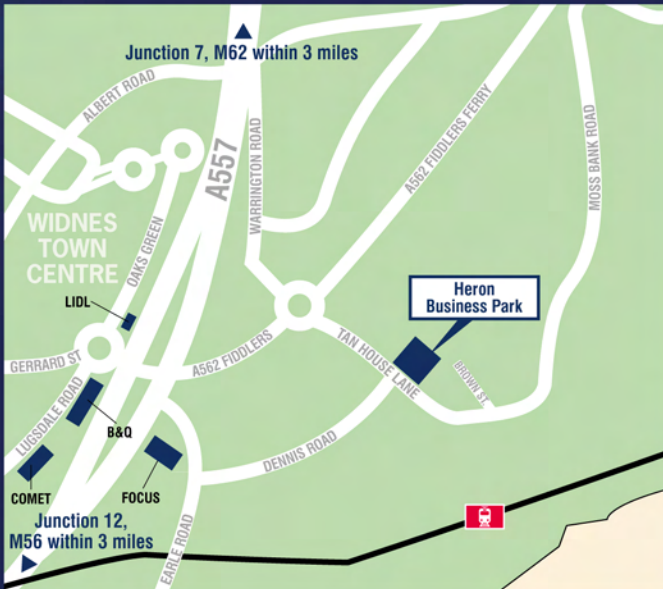
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PHASE 1

MASTERPLAN



The plans shown are not to scale and are for guidance purposes only.



Terms

Each unit is available for sale or to let.

Viewing

Please contact Widnes Regeneration Ltd or Dixon Webb. Details below.

Dixon Webb
PROPERTY CONSULTANTS
01925 577577
15 Springfield Street Warrington WA1 1BJ
www.dixonwebb.com

WIDNES REGENERATION Ltd
01925 825950
www.widnesregeneration.co.uk

Funded/Supported by



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

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.