

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

VARIOUS OFFICE SUITES WITH PARKING
FROM 7.246 - 42.642 SQ M (78 – 459 SQ FT)



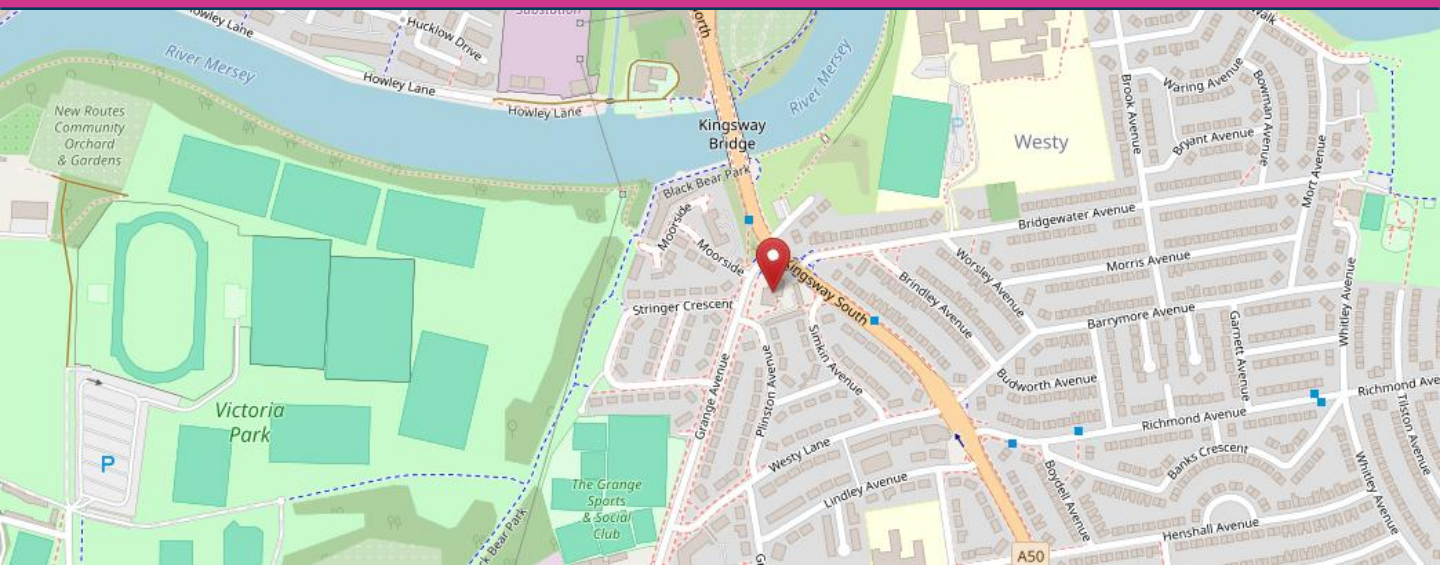
BUSINESS LODGE
KINGSWAY HOUSE
CALDWELL ROAD
WIDNESS
WA8 7GD

FROM

£323

PCM

- **Various office suites with flexible agreements**
- **Onsite Gym with Free Membership for all clients**
- **24/7 Access with Monitored Security System and CCTV**
- **Manned reception and high speed internet**
- **Grab and go stations and breakout areas**
- **Ample secure parking**



LOCATION

This office building is located close to Widnes Town Centre, occupying a prominent position overlooking the roundabout that joins Kingsway, Moor Lane and Victoria Road. The main retail centre of the town is approximately 1 mile to the north east.

DESCRIPTION

As an award-winning provider of flexible office solutions, Business Lodge @ Kingsway House, Widnes is designed to meet the diverse needs of businesses, offering everything from serviced offices to co-working spaces, virtual office services, and fully equipped meeting and conference facilities.

What They Offer:

•Serviced Offices

Fully furnished, air-conditioned suites with 24/7 access and top-tier security systems.

•Virtual Office Services

Enhance your business image with a prestigious registered address and professional call-handling services.

•Co-Working Spaces

Flexible, modern workspaces designed for collaboration and growth.

•Meeting and Conference Rooms

Professional facilities for hosting meetings, presentations, and events.

On-Site Amenities Include:

•**Ample Secure Parking** with number plate recognition and EV charging points.

•**On-Site Gym** with free membership for clients.

•**Grab-and-Go Stations** for fresh food and beverages.

•**Modern Breakout Areas** and coffee points for downtime or informal meetings.

Additional Benefits:

•Daily manned reception for call answering and business support.

•High-speed internet and cutting-edge telecom systems.

•A vibrant business community with networking opportunities.

ACCOMMODATION

Business Lodge offers flexible sized workspaces with current availability for offices from 2 to 9 workstations, contact us for full list of availability.

LEASE TERMS & RENTAL

Available by way of a Tenant's Internal Repairing basis, at a term of years to be agreed.

Rental from £323.00, to £1,911 plus VAT per month.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

A full copy of the report can be made available upon request.

ANTI-MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

Email: ksutton@lambandswift.com

Lamb & Swift Commercial

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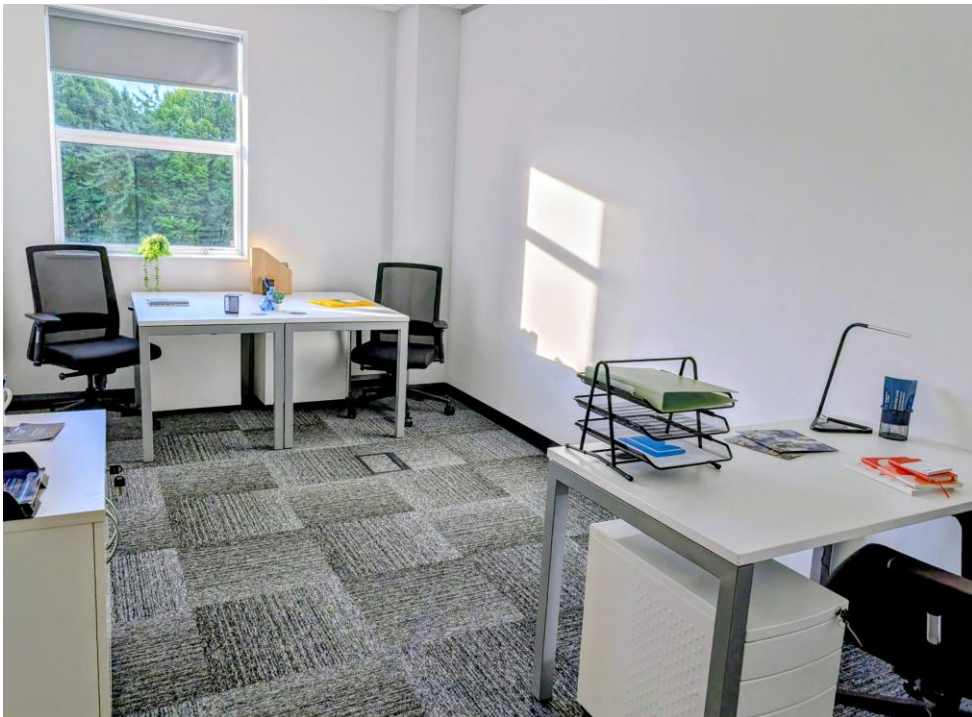
RECEPTION



BREAK OUT AREAS



OFFICE SUITE





KITCHEN AREA



GRAB AND GO AREA



GYM AREA

