



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION



# grenfell

## HOUSE

SIMMS CROSS, WIDNES ROAD, WIDNES, CHESHIRE, WA8 6AX



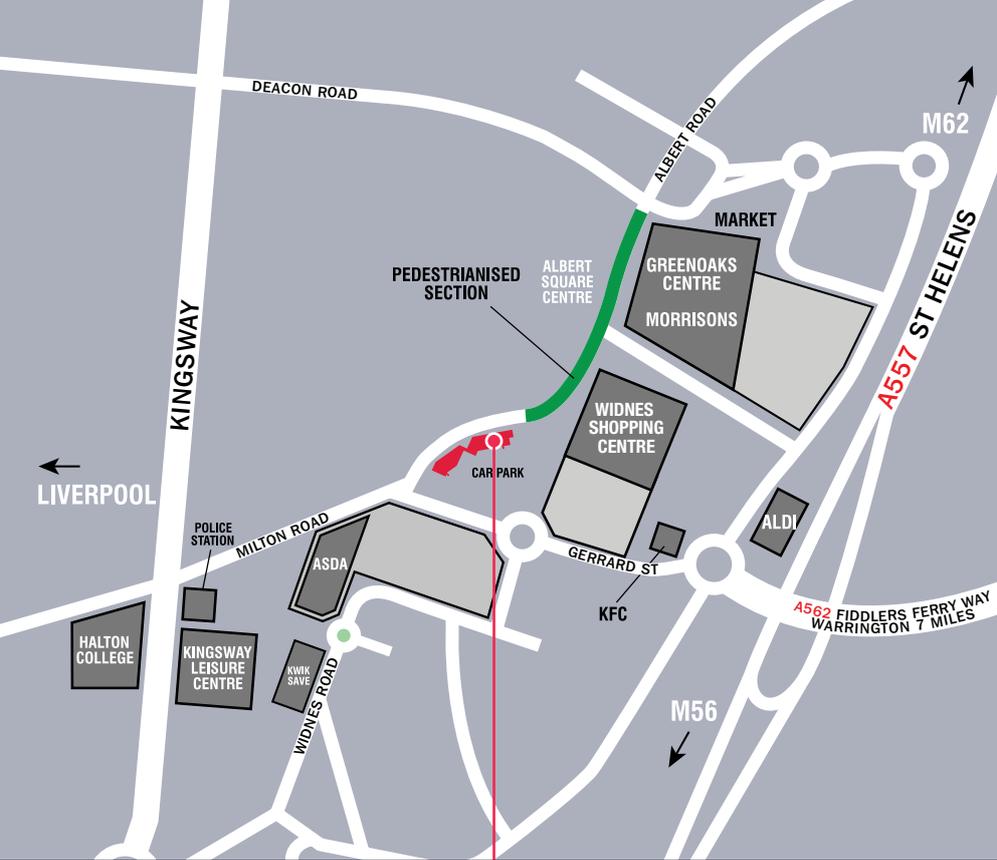
**TO LET**



MODERN FLEXIBLE OFFICE ACCOMMODATION  
**FROM 593 - 2,769 SQ FT (55 - 257 SQ M)**

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**GRENFELL HOUSE • WIDNES ROAD • WIDNES**

SAT NAV POSTCODE

 **WA8 6AX**

 **LOCATION**

Grenfell House is situated in the heart of Widnes Town centre, fronting Widnes Road close to its junction with Gerrard Street. This location is the link between the established retailing centres of the Greenoaks / Widnes Shopping Centre and the Asda food store.

 **DESCRIPTION**

Grenfell House is a two story mixed use development comprising 9 retail units at ground floor with offices at first floor. Dedicated access is provided to the offices, at street level, with stairs and a lift leading to the first floor.

The accommodation, which has been designed with flexibility in mind and provides office suites accessed from a central lobby with male/female and disabled toilets. Kitchen facilities are also provided.

 **VIEWING / FURTHER INFORMATION**

If you require further information or wish to arrange a viewing please contact one of the letting agents.

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 **AVAILABILITY**

The premises comprise open plan office suites which can be let as a whole or as individual suites. Alternatively the suites can be sub-divided to create individual offices.

Please see attached schedule for current availability or call one of the joint agents.

 **EPC**

EPC ratings for these properties range from C59 - C65. Copies of individual EPC's are available upon request.

 **TERMS**

The offices are available To Let on new leases. Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.



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