

# BUSINESS HUB

@ SIMMS CROSS

WIDNES ROAD, WIDNES TOWN CENTRE, WA8 6AX

  
NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION



FLEXIBLE OFFICE SUITES

**TO LET**

**FROM 471 SQ FT TO 1,798 SQ FT**

**(44 SQ M TO 167 SQ M)**



DESCRIPTION

The Business Hub @ Simms Cross is a modern Town Centre office development offering flexible accommodation across 8 individual office suites, ranging in size from 471 Sq Ft to 1,798 Sq Ft. Office suites can be combined to provide a larger floor area, subject to availability.

The offices are split into two separate wings accessed via a central main entrance door leading to a stairwell and passenger lift, and benefit from communal kitchens and break-out areas.

There is private car park to the rear which provides parking for each office suite.

SPECIFICATION

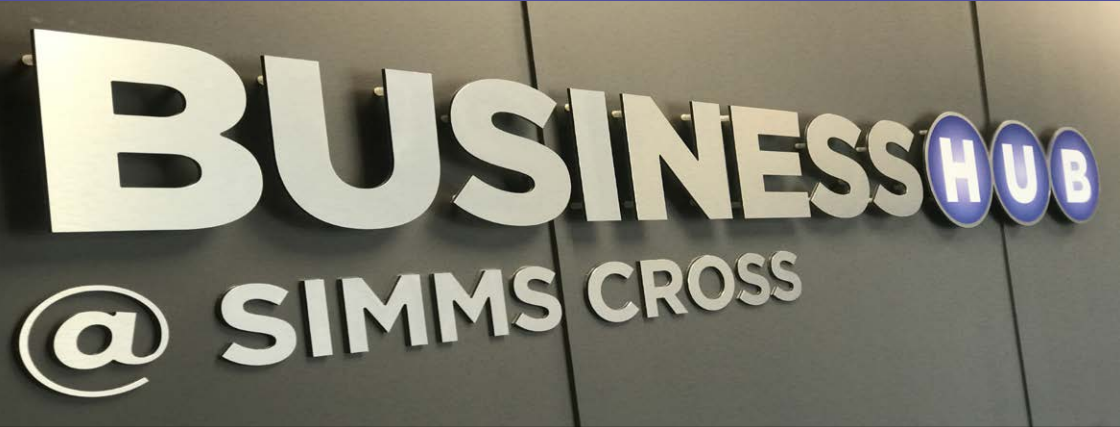
The Business Hub @ Simms Cross has been finished to a high standard and includes the following specification:

- Perimeter Trunking
  - Carpet Tiles
  - LED Lighting\*
  - Comfort Cooling\*
- Communal Kitchen
  - Break-out Area
  - Passenger Lift (suitable for disabled access)
  - Car Parking
  - 24 Hour Secure Access

\*Not included in all office suites



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TERMS / RENTS / OTHER CHARGES

There are a range of flexible leasing options available. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.



ACCOMMODATION SCHEDULE

Suite	sq ft	sq m
A1	1,590	147.71
A2 A	471	43.76
A2 B	650	60.39
A3	675	62.71
A4	593	55.09
B1	611	56.76
B2	861	79.99
B3	1,798	167.04

For current availability please contact the letting agents.  
The EPC ratings on the available suites range from C53 to C70.  
Copies of the EPC Certificates are available upon request

PLAN







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### LOCATION

The Business Hub @ Simms Cross is situated in a popular location fronting Widnes Road in the heart of Widnes Town Centre. The property benefits from excellent transport links, close to the A557 (Watkinson / Ashley Way) leading to Junction 7 of the M62, which provides excellent access to Warrington, Manchester and Liverpool. Runcorn is situated to the south of the property across the River Mersey and can be accessed via the A533. Widnes Train Station is situated within 6 minutes' drive and provides regular services to Liverpool, Manchester City Centre, and surrounding areas.

The offices at the Business Hub also benefit from excellent local amenities including the Retail Hub on the ground floor and Widnes Shopping Park which is located within 4 minutes' walk and includes retailers such as Marks and Spenser, Boots, Topshop and eateries such as Costa Coffee and KFC. Asda and McDonald's restaurant are also located within 2 minutes' walk.

### DRIVE TIMES

Liverpool John Lennon Airport	16 minutes	6.7 miles
Warrington Town Centre	17 minutes	6.5 miles
Liverpool City Centre	31 minutes	15 miles
Chester City Centre	33 minutes	20 miles
Manchester Airport	34 minutes	27.1 miles
Manchester	40 minutes	26.9 miles

### VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.



### TOWN CENTRE LOCATION



### GOOD TRANSPORT LINKS



### EXCELLENT PUBLIC TRANSPORT SERVICES



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