butters john bee bjb
commercial

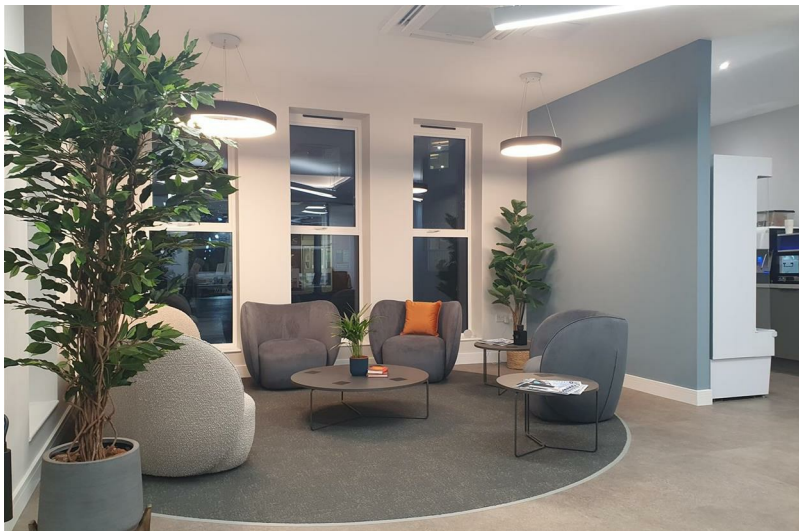


Business Lodge Kingsway House, Oaks Place

Caldwell Road, Widnes, WA8 7GD

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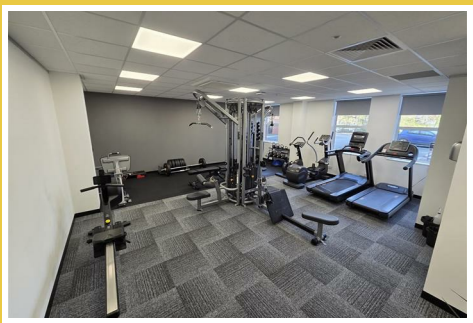


Business Lodge Kingsway House, Oaks Place

Caldwell Road, Widnes, WA8 7GD

POA





Description

BusinessLodge Widnes is based at Kingsway House, Caldwell Road, Widnes, WA8 7EA.

As an award-winning provider of flexible office solutions, BusinessLodge Widnes is designed to meet the diverse needs of modern businesses. We offer a full range of services, including serviced offices, co-working spaces, virtual office services, and fully equipped meeting and conference facilities.

- Serviced Offices: Fully furnished, air-conditioned suites with 24/7 access and advanced security systems.
- Virtual Office Services: Enhance your business image with a prestigious address and professional call-handling.
- Co-Working Spaces: Flexible, modern workspaces ideal for collaboration and growth.
- Meeting & Conference Rooms: Professional spaces perfect for 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 offering fresh food and beverages.
- Modern breakout areas and coffee points for informal meetings or relaxation.

acilities and Services Available that are included within the monthly fee:

Licence Fee
Business Rates
Service Charge
Buildings Insurance
Heating, Lighting & Utilities *
Furniture
Individually Controlled Air-Conditioning
Car Parking
Gym - Coming Soon!
Reception Support - including call answering
Daily Cleaning - common areas & individual offices
Security - 27/7 access, state of the art CCTV security system & alarms

Additional Costs to Consider
Phone system offering unified communication - Lines & handsets included (Calls either on pay as you use basis or inclusive call bundles also available
Roaming Wi-Fi main internet line with auto failover onto back up for added resilience - packages starting from £25 + VAT per month

Additional Support / Services
Office configuration including IT & Telecoms set up for a seamless move-in
On-site support team and facilities management
Reception services and professional reception area
Photocopying and printing facilities
Incoming mail handling
Access to meeting and conference rooms for hire
Use of common areas
* Based on fair usage

#LoveWhereYouWork

Location

Located in the heart of Widnes, our facility combines high-spec contemporary design with a welcoming atmosphere—ideal for helping businesses thrive. We are perfectly situated for commuters, close to Widnes Train Station and with easy access to the M62, M56, and M57.

Availability

Office sizes and pricing ranging from:

Prices from £323 – £1,911 pcm

Office 105 - Workstations 1
Office 10 - Workstations - 3
Office 4 - Workstations - 3
Office 114 - Workstations - 4
Office 112 - Workstations - 4
Office 103 - Workstations - 3
Office 102 - Workstations - 9

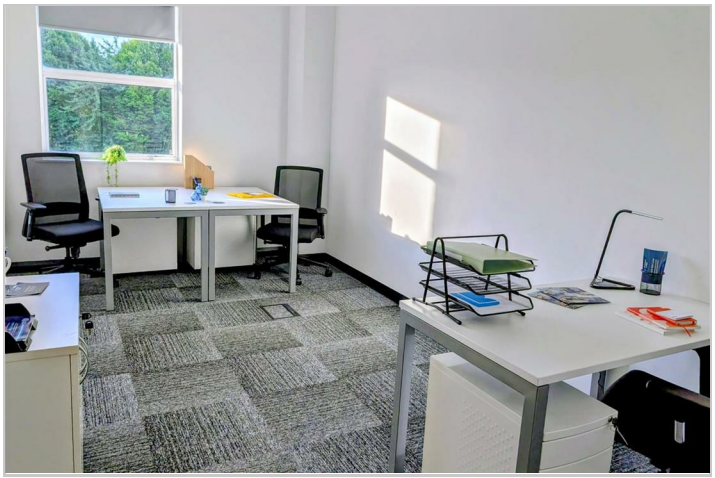
Viewings

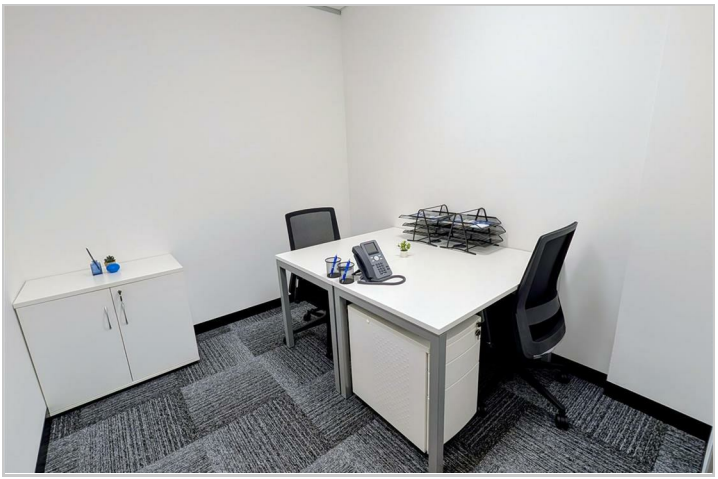
Strictly by appointment, please contact us to find out more - bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone: 01782 212201. Opening hours are 9:00 - 5:30pm, Monday to Friday.

VAT

All prices quoted are exclusive of VAT which is applicable. Butters John Bee recommends potential purchasers / occupiers seek independent advice with regard to VAT and property.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com