

To Let



Brand New Two Storey Office Unit & Yard

3,956 SQ FT (367.51 SQ M)

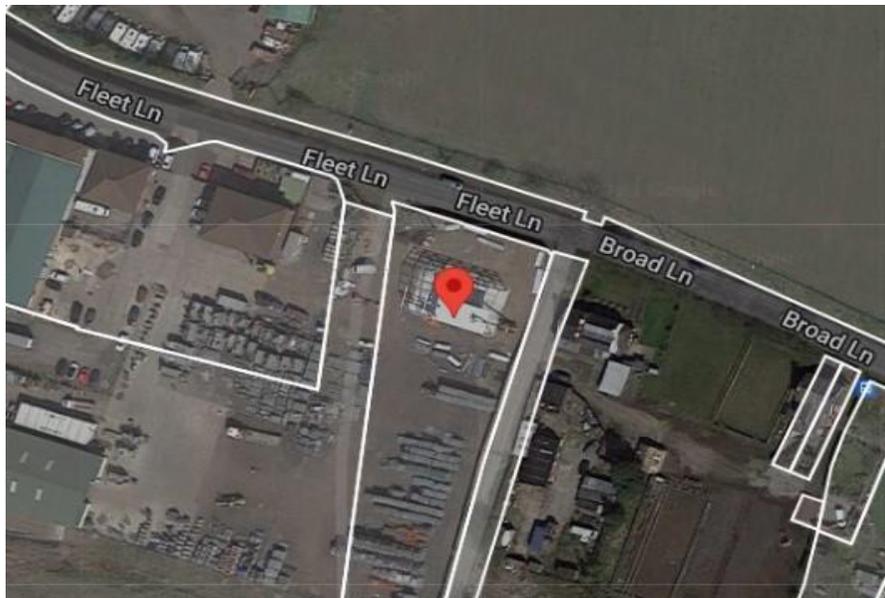
📍 LAND & BUILDINGS AT, FLEET LANE, ST HELENS, MERSEYSIDE, WA9 2NB

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Turner Westwell
Commercial Agents

KEY FEATURES

- Modern two storey office building
- Ideal Head Quarters opportunity
- Situated on 0.5 acre site with 0.35 acre open storage yard/facility
- Secure and fenced site
- Car parking to front of property for 10-15 vehicles (minimum)
- May suit other uses such as trade counter/showroom/builders merchant/vehicle & plant stores & associated offices, or children's day nursery - subject to planning permission
- Prominent location fronting Fleet Lane
- Open plan accommodation arranged over two floors
- £45,000 per annum exclusive



LOCATION

The property is located prominently fronting Fleet Lane, close to its continuation with Broad Lane and adjacent to Allied Access Scaffolders and Peak Fitness Arena. The property is situated within a mixed-use area, including industrial, retail and residential uses and lies approximately 3.75 km east of St Helens and 8.45 km north east of Warrington.

DESCRIPTION

The property comprises a brand-new, two storey purpose built office facility of steel frame construction, set beneath a pitched and steel profile roof covering with brick elevations to half height and upper sheet profile cladding.

The property is situated on a self-contained and secure 0.5 acre site, including car parking for 10-15 vehicles (minimum), together with an open, secure storage yard of approximately 0.35 acres.

Presently, the accommodation is configured as open plan offices arranged over ground and first floors. The offices require further fit-out works to be completed, to include new carpeting and ceiling tiles, office lighting, etc, which can be completed to suit occupier requirements (subject to terms/covenant, etc).

Externally, the site requires fencing and some surfacing works, which are to be completed by the Landlord and prior to completion of a new lease.

The property may suit a range of uses, including offices, plant or vehicle storage, trade counter, showroom, builders merchants and children's day nursery, subject to planning permission.

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	180.23	1,940
First Floor	187.19	2,015
Total	367.51	3,956

LEASE TERMS

Available by way of a new lease (excluded from the Landlord & Tenant Act) for a term of 3, 5 or 7 years. Longer term leases with security may be considered, subject to Tenant status, etc.

RENTAL

The rental is £45,000 per annum exclusive.

BUSINESS RATES

To be assessed on occupation. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

LEGAL COSTS

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

EPC

An EPC has been commissioned and a copy of the full Report is available on request.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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