



Century House, Hardshaw Street, St Helens, WA10 1QU Rental on Application

- Variety of Office Suites, from individual, serviced office to whole suites
- Open plan, ground floor retail unit with expansive display windows
- Ideal location in the centre of St Helens
- Meeting rooms available to all occupiers
- Parking available

Approximate distances:

- Warrington 10 miles
- Liverpool 15 miles
- Chester 22 miles
- Manchester 25 miles

Viewings and further information:



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Description

Century House is a striking office tower in the heart of St Helens Town Centre. Located on Hardshaw Street, the property occupies a prominent position between the landmark Town Hall and the frequently visited Hardshaw Street Shopping Centre.

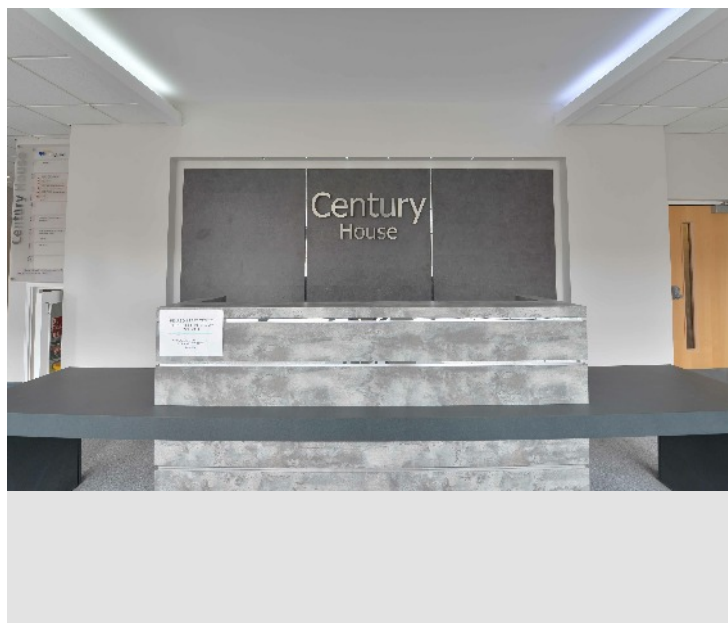
St Helens bus station and central railway station are both within a short stroll and the nearby parking means all methods of commuting are accounted for.

The property is well known, being the tallest office building in St Helens. In total, the building offers approximately 45,661 SqFt, currently occupied by a variety of tenants, ranging from local SME's to nationally recognised businesses.

As well as offices and suites finished to a high standard, Century House also boasts complimentary meeting rooms and breakout area for all occupiers. The upper floors are accessed via two, 8 person lifts.

Tenure

The various suites, offices and units are being offered for new leases on Effective Full Repairing and Insuring Terms.



Accommodation

We have been provided with the following measurements for the available space;

	Sq M	Sq Ft
Ground Floor		
Part	358.51	3,859
Part	322.84	3,475
First Floor		
Suite 1.3	12.08	130
Suite 1.4	5.30	57
Suite 1.7	79.15	852
Suite 1.8	44.69	481
Third Floor		
Suite 3.1	247.4	2,663
Suite 3.2	192.96	2,077
Fourth Floor		
Whole Suite	440.36	4,740
Fifth Floor		
Suite 5.1	54.35	585
Suite 5.4	47.10	507
Suite 5.5	176.52	1,900
Eighth Floor		
Whole Suite	440.36	4,740



Services

We understand that mains electric and water are connected to the property. The agents do not test any of these connections.

Interested parties should make their own enquiries into the connection and adequacy of these supplies.

Rent

The units will be leased on a price per square foot dependant upon the space required. Figures can be confirmed once exact requirements have been discussed. Incentives may be available and can be discussed upon enquiry.

Rates and Outgoings

Each incoming tenant will be responsible for the payment of business rates in association with the space occupied. For rates payable, interested parties should make their own enquiries with the local authority.



Service Charge

A service charge will be levied to cover the cost of building insurance and services provided. These services may include items such as site maintenance, onsite security monitoring, cleaning of communal areas, etc.

Professional and legal costs

Each party will be responsible for paying their own professional and legal costs.

VAT

Any figures quoted are exclusive of VAT. The property is elected for VAT.

EPC

The property has an EPC rating of E - 121. A full report can be made available upon request.



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Viewing

By strict appointment through letting agents, Fisher German LLP. T: 01744 451145. E: simon.geary@fishergerman.co.uk

Directions

From St Helens Linkway West, the A58, on foot, turn onto Chalon Way West, in the direction of Bridge Street. Follow Bridge Street to the junction with Church Street and turn right. Turn left onto Hardshaw Street. Century House is located at the top of the street on your right hand side.

