



TO LET

Office Units At Reflections Court,
Grove Street & Canal Street, S, St
Helens, WA10 3JQ

- 12 Months' Rent Free Available Subject To Lease Terms
- Units Available From 60.3 sq.m (649 sq.ft) to 263.2 sq.m (2,833 sq.ft)
- Close Proximity to St Helens Town Centre
- On Site Car Parking Provision

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Location

The premises are situated on Canal Street at the junction with Link Way West on the periphery of St Helens Town Centre. The immediate surrounding area comprises of a mixture of commercial occupiers such as McDonalds, Cineworld, Pizza Hut and Chapel House Suzuki/Citroen together with some residential housing.

The Property

The premises comprises of ground floor office accommodation situated within the grade II listed former Pilkington Brothers building which now consists of a mixture of residential units and office accommodation. The interior of each office unit has been fitted to a reasonably good standard and benefits from suspended ceilings incorporating recessed lighting, carpeted floors, electric storage heating, UPVC double glazing windows, fire alarm system and kitchenette and WC facilities. It is also understood that each unit will benefit from a certain number of demised car parking spaces to the exterior secure car parking area.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Unit 3 NIA - 60.3 sq.m (649 sq.ft) [UNDER OFFER]

Unit 4 NIA - 263.2 sq.m (2,833 sq.ft)

Tenure

The premises are available to let by way of a new Internal Repairing and Insuring lease for a term to be agreed. Significant incentives are available.

EPC

A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of St Helens Council's Rating Department on 01744 675 264 or www.voa.gov.uk/business rates.

Rent

Unit 3 - £4,000 per annum [UNDER OFFER]

Unit 4 - £10,000 per annum

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Lucy Christian (lucy.christian@skrealestate.co.uk)