



Unit 2 Sutton Point

Worsley Brow, St Helens WA9 3EZ

Industrial premises
442.98 SQM (4,768 SQFT)

£Rent on application

- Single, detached, unit within private environment benefiting large concrete service yard
- Clear open span workshop/warehouse accommodation
- Secure environment within a small mixed use business complex
- Up to circa 0.35 acre surfaced yard area available

To Let

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

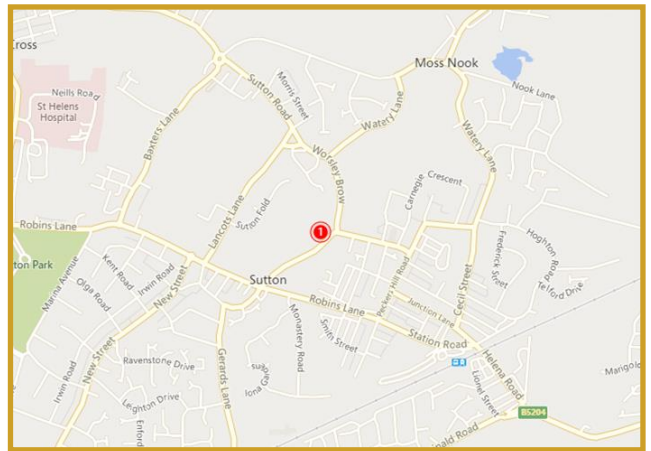
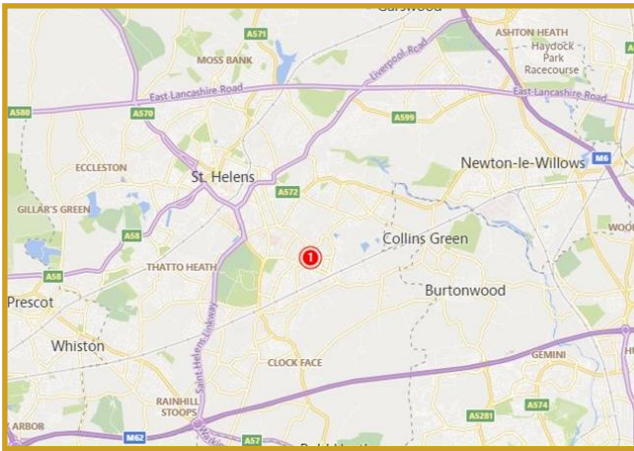
e: info@parkinsonre.com

www: parkinsonre.com

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Additional Plans / Photos





Location

The subject site sits in an elevated position to the top of Sutton Point with the site accessed via a private estate road. The property is conveniently located for access to various local amenities within Sutton which is within a short walk from the business centre. Amenities include public houses, chemist, cafes, beauty salons and convenience stores.

Description

The subject unit sits at the upper level of the Sutton Point site which is a multi-occupied commercial sites providing both office and workshop/warehouse facilities. Unit 2 is a single storey industrial unit of steel portal frame with an eaves height of circa 4.5 metres, insulated metal profile sheet cladding to walls and roof, with the roof benefiting approximately 10% clear sheeting providing natural lighting. The unit benefits 2 roller shutter access doors from the concrete service yard. To the front of the subject unit sits a large concrete surfaced yard area which can be taken with the unit in its entirety or in part. The total yard area extends to just over 0.5 acre or thereabouts.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Unit 2	442.98	4,768

Rating

The site, as a whole benefits a single business rates assessment however this is to be readdressed in due course and the unit will be assessed for business rates purposes subject to occupation.

Terms

Available to let by way of a new full repairing and insuring lease basis on terms to be negotiated. A deposit will be requested.

Rental

On application.

The property is available to rent as a unit benefiting access from a communal service yard or by negotiation to rent with sole use of up to circa 0.35 acre of open storage concreted yard.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not applicable on this transaction. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to Contract

Nov 2024 Ref: AG0743

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 Wigan, WN3 6PR

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www: parkinsonre.com

Subject to contract

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