

The image is a composite. The top half features a large, semi-transparent architectural rendering of a modern, multi-story brick building with a grid of windows. This rendering is overlaid on a background of geometric shapes: a large yellow triangle on the left and a dark grey triangle on the right. The bottom half of the image is an aerial photograph of a town center. A specific area is highlighted with a yellow outline, showing a multi-story brick building, a flat-roofed extension, and an adjacent parking lot filled with cars. The surrounding area consists of traditional residential terraced houses and other commercial buildings. The overall tone is professional and urban.

enaWORKS

**Town centre
business centre
investment
with a leased 28 space car park.**

22-26 Duke Street / 3 Volunteer Street, St Helens

15,162 Sq Ft

of workspaces, retail or hospitality.

3 floors

redeveloped in 2023/24 to the highest specification.

£248,657 ERV

(adopting achieved rate of £16.40 psf)

Freehold

plus a leased 28 space car park.

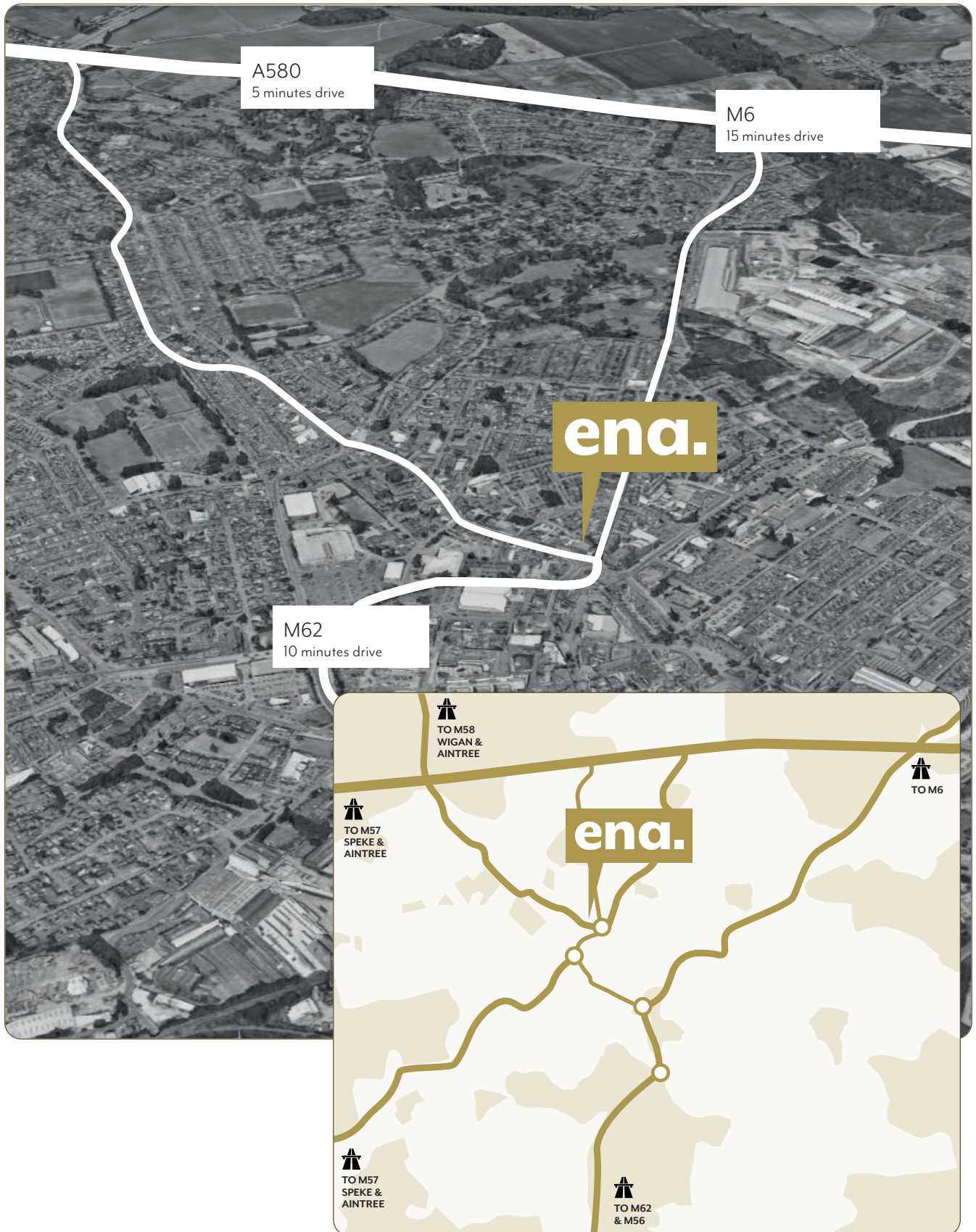
St Helens

Located in the Town Centre which is undergoing regeneration.



**Rare opportunity to acquire
a multi-let investment with
excellent growth potential.**

Central location between the northern powerhouses of Liverpool & Manchester.





St Helens is situated in the Heart of the Northwest approximately 20 miles east of Liverpool & 35 miles west of Manchester and benefits from excellent communications.

By Car

St Helens is surrounded by the M6, M62, M57 & M58 with excellent connection to the M56 also. Directly through the heart of the road network is the A580 which connects Liverpool to Manchester.

By Air

Liverpool John Lennon Airport is within 14 miles. There are regular scheduled flights to domestic & European destinations, as well as charter flights to over 60 destinations. Manchester airport is within 27 miles.

By Rail

St Helens Central (10 mins walk) connects to Liverpool Lime Street mainline station (20 mins) & Wigan (17 mins) & Preston station (32 mins), whilst Lea Green Station (10 mins drive) connects Manchester (34 mins) & Liverpool (28 mins). Runcorn station (20 mins drive) provides journey times of 1 hr 29 mins to Birmingham & 2 hours 6 mins to London Euston.

A580, Windle Island	6 minutes	1.5 miles
M6, Junction 23	20 minutes	5.9 miles
A557, Milverny	3 minutes	0.9 miles
M62, Junction 7	10 minutes	4.2 miles
M57, Junction 1	14 minutes	7.3 miles
M58, Junction 3	14 minutes	7.7 miles
Liverpool	28 minutes	13.4 miles
Liverpool John Lennon Airport	27 minutes	13.5 miles
Manchester	45 minutes	26.5 miles
Manchester Airport	40 minutes	29.1 miles

Town Centre Location



Victoria Park
10 minutes walk

Town Hall
3 minutes walk

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Imperial Food
& Drink Quarter
5 minutes walk

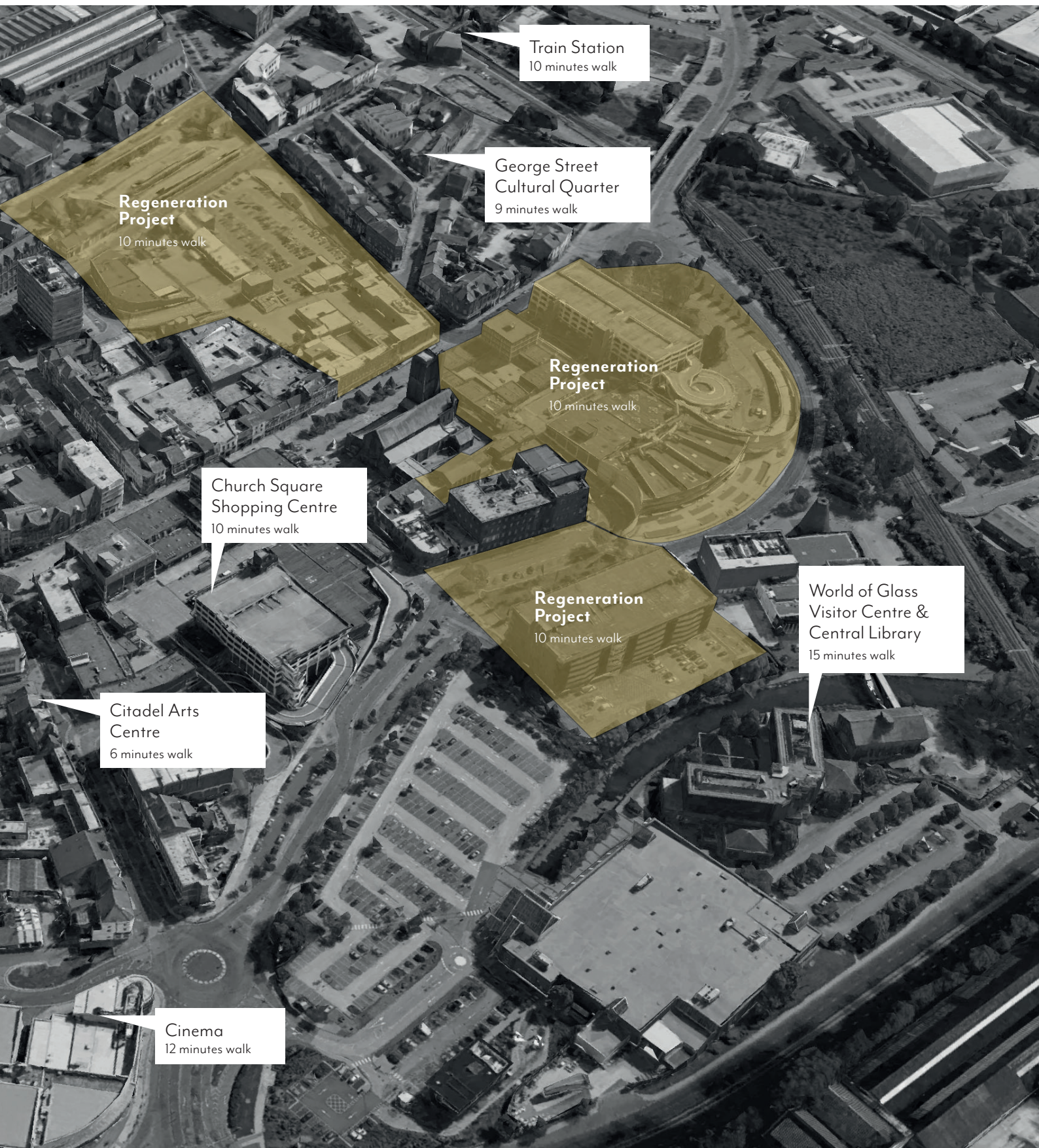
St Helens College
5 minutes walk

Lidl
3 minutes walk

Asda
5 minutes walk

The property is located fronting Volunteer Street & Duke Street - the main road out from the Town Centre to Liverpool. The immediate land use in the area is retail, office and bars. It's location makes Ena Works convenient for employees, suppliers, and clients with doorstep amenities including banks, post office, library, retailers, bars & restaurants.

The town centre is currently being transformed with a once-in-a-lifetime regeneration project bringing new hotels, retail units, market hall, transport interchange, public spaces & homes.



Regeneration Project

10 minutes walk

Train Station
10 minutes walk

George Street Cultural Quarter
9 minutes walk

Regeneration Project

10 minutes walk

Church Square Shopping Centre
10 minutes walk

Regeneration Project

10 minutes walk

World of Glass Visitor Centre & Central Library
15 minutes walk

Citadel Arts Centre
6 minutes walk

Cinema
12 minutes walk

Property

The property is a substantial mid-century, three-storey commercial building on Duke Street, refurbished to a high modern standard and currently operating as a flexible workspace and mixed-use investment property.

The ground floor is arranged as two self-contained retail units, both currently occupied by two established & linked tenants: a tattoo artist and a training academy.

One unit benefits from prominent frontage onto the busy Duke Street, while the other fronts Volunteer Street in a well-established retail location. Both units include their own WC and kitchen facilities.

Ena Works itself is accessed via a private gated entrance from the side car park. The first and second floors provide 13 modern office suites, resident desk and hot desking areas, a boardroom for up to 10 people and two smaller one-to-one meeting spaces.

These floors also benefit from shared WC and kitchen facilities, full door access control and high-speed broadband/Wi-Fi throughout.

The building is concrete framed with concrete floors throughout, external brick elevations and a mainly flat roof with a pitched roof section to the front. There is a lift within the building, which would benefit from upgrading and refurbishment.

Externally, the property benefits from a 28-space car park, with passive income, and additional two-hour parking available nearby plus several pay-and-display car parks within a short walk.

The sale also includes the established Ena Works brand and associated assets, including the website (enaworks.space) and social media accounts.

At around 70% occupancy, with established businesses already invested in their spaces, Ena Works offers a strong existing income base with clear opportunity for further growth through the letting of remaining suites and the development of the resident desk and hot desking model.





Tenancies

Current tenancies vary from month to month licence arrangements through to 5 year lease terms. Copies of agreements available upon request.

Car Park

The 28-space car park is held on a 15-year lease from St Helens Council at £4,500 per annum.

Energy Performance

The property attracts a single EPC assessment providing a rating of B. Copy EPC available upon request.

VAT & Legal Costs

We understand that VAT is applicable to the transaction.

Each party will be responsible for their legal and surveyors costs incurred in the transaction.

Tenure

The property is held freehold under Title Numbers: LA270085, LA270084, MS16520, MS21324 & MS573768.

Tenancy Schedule



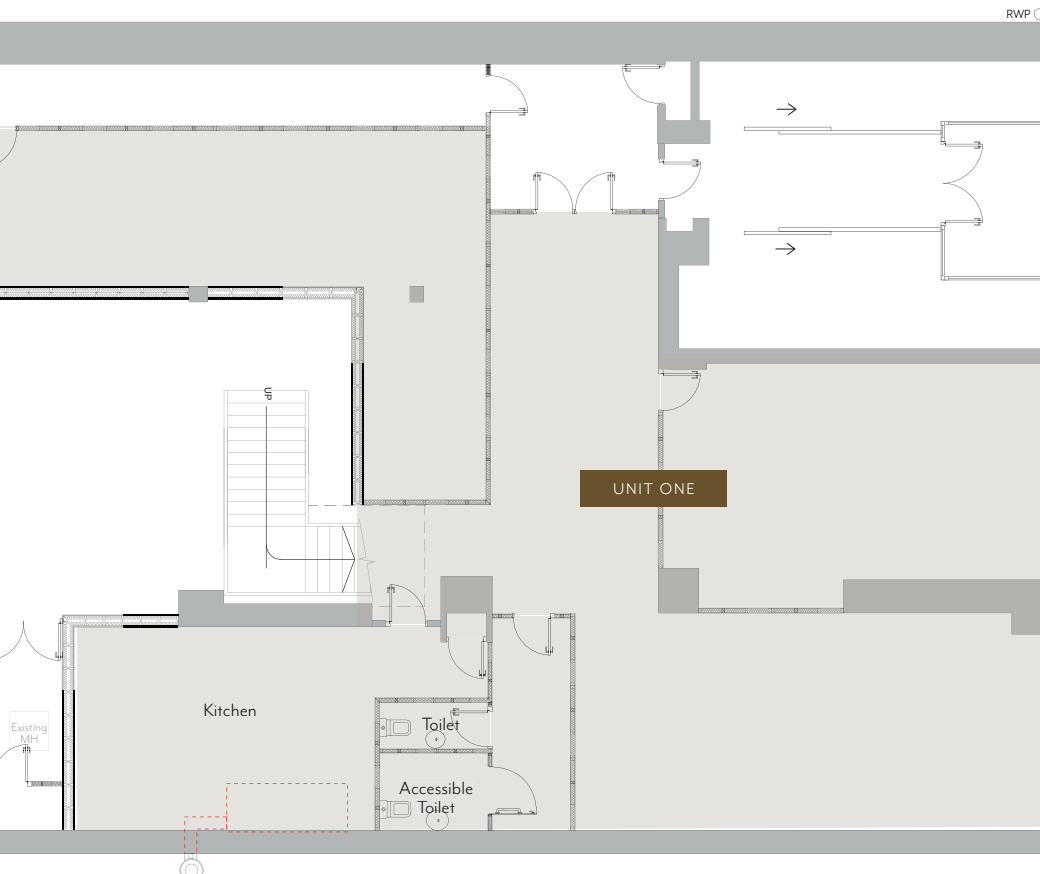
Unit	Tenant	Area (sqft)	Rent (PA)	Rent (psf)	Start Date	Lease	Service Charges
Unit 1	Kneads Training Academy	2,327	20,264	8.71	Apr 25	5 Years	Utilities
Unit 2	BAS International	2,006	18,472	9.21	Apr 25	5 Years	Utilities
Unit 3	Beauty Wholesaler	1,441	11,264	7.82			Utilities
Unit 4	Aspire by Kneads	919	10,570	11.51	Apr 25	5 Years	Utilities
Suite 1	Sood Marketing	969	15,960	16.47	May 23	18 months	inc. in rent
Suite 2	D&G Electrical Services	191	4,301	22.52	Apr 23	18 months	inc. in rent
Suite 3	Branded Item Groups	227	4,672	20.58	May 23	18 months	inc. in rent
Suite 4	Independent Living Services	410	8,363	20.40	May 23	18 months	inc. in rent
Suite 5	Vacant	311					inc. in rent
Suite 6	Vacant (12 x resident desks)	900					inc. in rent
Suite 7	Vacant	320					inc. in rent
Suite 8	We Help Recruit	464	9,888	21.31	Dec 23	24 months	inc. in rent
Suite 9	Nine Arches Services	1,260	25,956	20.60	Apr 25	Monthly	inc. in rent
Suite 10	Logicall UK	1,110	22,866	20.60		12 months	inc. in rent
Suite 11	Vacant	464					inc. in rent
Suite 12	Vacant	322					inc. in rent
Suite 13	Vacant	581					inc. in rent
Co-working	Vacant	940					
Car Park	Charges		1,800				
	Occupied	11,324	£154,376	13.63 psf	Avg tenant contribution to utilities		£9,804
	Vacant sqft	3,838	£62,943	16.40 psf	Avg landlord Costs per annum		£60,691
	Total	15,162	£217,319	14.33 psf			

	ERV	£248,657	@ £16.40 psf
	Avg tenant contribution to SC	£9,804	
	Avg landlords property costs	(£60,691)	
	Potential operating profit*	£197,770	*does not include potential income from co-working spaces.



Ground Floor





Duke Street

First Floor





Second Floor







For further information
contact the agent:

Dan Crawshaw

daniel.crawshaw@parkinsonre.com

PARKINSON
REAL ESTATE ●●●●
01942 741800

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