

TO LET

Yard with Offices

**1.08-acre Yard
Including Offices With Modular Buildings**



**1 BOLD ROAD
ST HELENS
WA9 4JG**

LOCATION

St Helens Town Centre is approximately 3 miles to the northwest. The nearest Motorway, the M62, is accessed at Junction 8 (2.5 miles); this Junction is only 3.5 miles from the intersection with the M6 Motorway.

01925 414909

DESCRIPTION

A level, mainly hardcored site with single access off Normans Road. Good quality modular buildings are included within a letting forming office accommodation. The site is barrier controlled and provides level, external storage.

ACCOMMODATION

Site area:	0.44 ha	1.08 acres
Modular offices:	circa 185 m ²	2,000 ft ²

SERVICES

Mains gas, water and electricity are connected.

Gas central heating system to offices.

RATES

Rateable Value: £14,250
Business Rates Payable 2009/10: £6,911.25 (after transitional relief)

LEASE TERMS & RENTAL

Offered on a new lease, for a flexible term, at an initial rental of £25,000 per annum, with mutual landlord and tenant breaks subject to 6 months notice.

LEGAL COSTS

The ingoing Tenant is to be responsible for all legal costs incurred in this transaction.

VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**
(Ref: MLM)

For details of other properties, our website address is www.morganwilliams.com
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1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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CHARTERED SURVEYORS