

# TO LET

**Workshop with Offices and Yard**

**Unit - 145.3 m<sup>2</sup> (1,565 ft<sup>2</sup>)**

**Site Area – 0.06 Ha (0.14 Acre)**



**2 NORMANS ROAD  
SUTTON  
ST HELENS  
WA9 4JQ**

## **LOCATION**

The property is situated within an established industrial location just off the B5204 Bold Road/Reginald Road in Sutton, St Helens

01925 414909

**MORGAN • WILLIAMS**  
COMMERCIAL LLP  
CHARTERED SURVEYORS

## DESCRIPTION

The property comprises a detached workshop incorporating offices, stores and WC and kitchen facilities. It is fitted out to a good standard and benefits from 3 phase power. Loading is via a roller shutter to the front elevation.

The unit is situated on an enclosed rectangular shaped site which extends to 0.14 acres.

## ACCOMMODATION

We calculate the following Net Internal Areas in accordance with the RICS Code of Measuring Practice.

Ground Floor:	100.5 m <sup>2</sup>	1,082 ft <sup>2</sup>
First Floor:	<u>44.8 m<sup>2</sup></u>	<u>483 ft<sup>2</sup></u>
<b>Total:</b>	<b>145.3 m<sup>2</sup></b>	<b>1,565 ft<sup>2</sup></b>
Total Site Area:	0.06 ha	0.14 acre

## SERVICES

Mains electricity, water and drainage are connected.

There is 3 phase electricity supply.

## RATES

Rateable Value: £5,500.

Business Rates Payable: £2,238.50.

## LEASE TERMS AND RENTAL

The property is available on a new Tenants Full Repairing and Insuring Basis for a flexible term at commencing rental of £9,000 pax.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING

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

For details of other properties, our website address is [www.morganwilliams.com](http://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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