

LOT  
**32**

# 14 Wharton Street, Sherdley Road Industrial Estate, St. Helens WA9 5AA

VACANT COMMERCIAL

**GUIDE PRICE £85,000 +**



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Not to scale. For identification purposes only

The property comprises a high bay mid terrace industrial / warehouse building originally comprising a ground floor space of 387 sq.m (4,165 sq.ft) In addition to ground floor storage/workshop there are male & female toilets and kitchenette along with admin and fitted training rooms beneath a supported mezzanine floor. At 1st floor level there are 3 separate offices, boardroom/meeting-room, IT room, male & female executive toilets and fitted kitchen. An internal and externally monitored CCTV and Alarm system are in place. The front of the building incorporates a loading access doorway and there is a communal loading / circulation area for vans and heavy goods vehicles immediately fronting the unit, 5 additional private parking spaces are provided in locked compound on site. The property would

be suitable for a number of uses, subject to any relevant planning consents.

**Situated** The property is situated on Wharton Street just to the south of Sherdley Road within a well established mixed industrial / commercial and residential area approximately 1 mile south of St Helens town centre and within 1/2 mile west of St Helens hospital.

**Accommodation** Warehouse  
GIA: 485.11 sq.m (5,222 sq.ft)  
Incorporating Ground floor admin  
area: 98.23 sq.m (1,057 sq.ft)  
Mezzanine Offices & Ancillary  
Accommodation: 98.23 sq.m (1,057  
sq.ft)