



- **Three self contained office buildings. Partially let with an income of £19,200 per annum.**

**Description** A well-presented modern office accommodation ideal for either a business location an investment opportunity or a mixture of the two. With close proximity to St. Helens centre, link access to the M62 and M6 motorways and car parking for over 40 vehicles the easy access without parking restrictions is an extremely attractive asset. The building comprises approximately 10,500sqft, with carpeting, heating, dado trunking and recess light fittings throughout therefore having the flexibility to offer single occupancy or split into individual offices for rental. All areas are monitored by 24-hour CCTV, Intruder and Fire Alarm systems. The main office feature involves a suite of individual Directors' glass offices and matching boardroom furnished and fitted to a high standard. With the current tenants occupying some 3,500sqft generating a rental income of £19,200 per annum coupled with the remaining 7,000sqft of letting space it equates to a wonderful location and/ or investment opportunity. If the property was fully let the potential rental income is in excess of £58,000 per annum.

**Situated** Fronting and set back from Sutton Road in an established location within close proximity to St. Helens Junction Train Station and the A570 Link Road to the M62.

**Outside** Parking for approximately 40 cars.

**EPC Rating** D

**Ground Floor Right Hand Side** Two floors of offices to include a Conference Room, Kitchen and Ladies & Gents WCs. **Middle Section** ground floor providing several offices, large meeting room, WCs. **Left Hand Section** Two floors of several offices and 1 main meeting room to the first floor.



Not to scale. For identification purposes only

