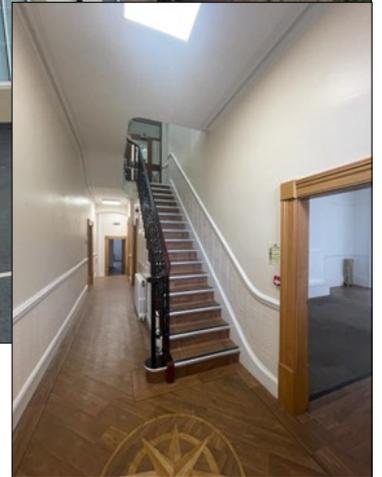


to let

Unique Period Office Building

773.4 m² (8,325 ft²)
(Incl. Attic & Basement)



Rocklands House

View Road

Rainhill

St Helens

L35 0LG

- Lovely Imposing Building
- Large Car Park
- Short Walk to Rainhill Village
- Well Regarded Residential Area
- Only 1.5 Miles to Junction 7 M62

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in a highly desirable residential area, midway along View Road, to the south of Rainhill Village Centre.

Rainhill Village is a small centre with a good range of local amenities.

The regional motorway network is conveniently accessible via Junction 7 of the M62, that can be reached within 1.5 miles.

Rainhill Village has good public transport links with regular bus services and railway station.

Description

We are delighted to bring to the rental market a substantial detached period office building.

The internal accommodation is extensive and comprises various sized rooms throughout the property.

Externally there is a large car park to the front and driveway leading to View Lane. There are also garden areas to the side and rear.

The property is totally unique and would be ideal for a Head Quarters office building, medical services or other uses, such as children's nursery type operations etc.

Predominantly the accommodation is arranged on ground and first floors, off a lovely welcoming entrance hallway. The basement and attic areas are available for storage.

Accommodation

Ground	297.7 m ²	3,205 ft ²
First	269.7 m ²	2,903 ft ²
Basement	106.0 m ²	1,141 ft ²
Attic	100.0 m ²	1,076 ft ²
Total	773.4 m²	8,325 ft²

Services

Mains electricity, water, gas and drainage are connected.

Air-conditioning units are in situ.

Rates

Rateable Value: £45,750.

Business Rates Payable 2023/24: £22,580.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years, incorporating periodic upward only rent reviews.

Rental

£102,000 per annum.

VAT

We are advised that VAT is not currently applicable to the property.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

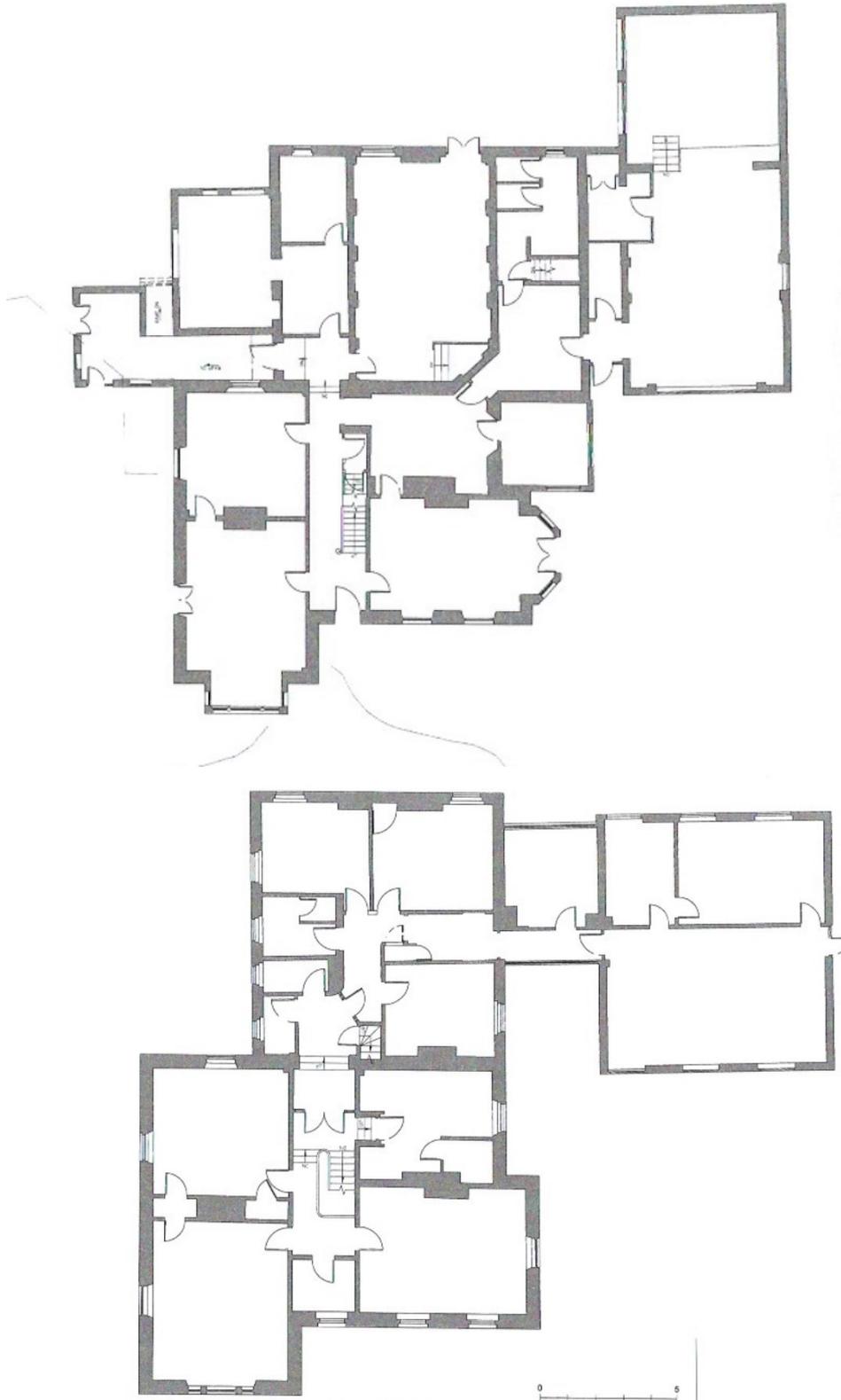
E&OE

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FOR GUIDANCE PURPOSES ONLY

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