

01925 822112

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To Let - Office Accommodation - 312-4740 sqft - FLEXIBLE TERMS



Century House, Hardshaw Street, St Helens, Cheshire, WA10 1QU

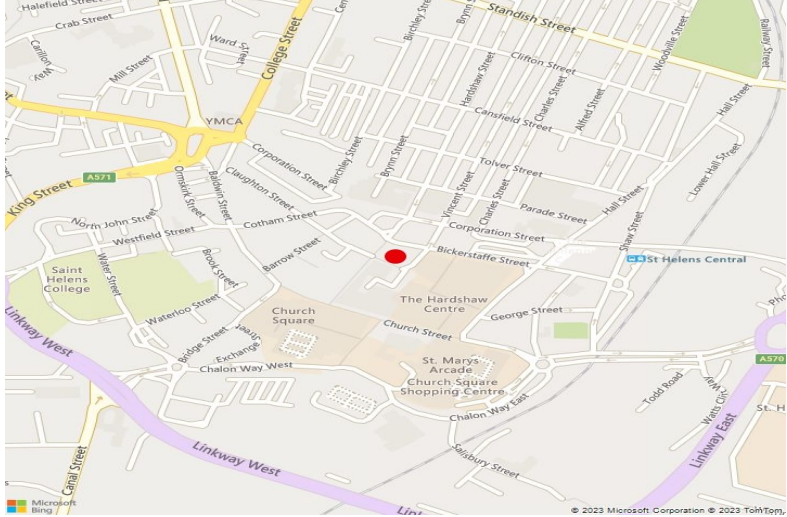
FEATURES

- Flexible Terms.
- Sizes to suit all requirements.
- Located in heart of Town centre.
- Close to motorway network.

CONTACT

Greg O'Hara
gregohara@begroup.uk.com
01925 281281





LOCATION

The premises are located on Hardshaw Street, overlooking Victoria Square, occupying a prominent position in the heart of the Town Centre. The premises are adjacent to The Town Hall, Bus Station and Marks & Spencer.

St Helens Central Train Station is located approximately 200 metres to the east, with the Bus Station being located immediately to the rear of the premises.

St Helens has a population of 175,000 and is located within a 30 minute drive from Liverpool and Manchester, with direct access onto the M62, M57 and M6 Motorways.

DESCRIPTION

Prime town centre office situated in a highly sought after retail area.

Century House is the tallest building in St Helens and provides approximately 45,000 sq ft of office accommodation to suit all sizes requirements. Situated on the pedestrianised Hardshaw Street, one of St Helens' most prestigious' streets amongst banks and solicitors, overlooking Victoria Square, the property comprises a detached office building extending to 43,928 sq ft (4,081 sq m) over ground and 8 upper floors.

The accommodation is largely open plan with a rectangular area arranged around a central service core. There is a meeting room and break out facilities available within the building.

MEASUREMENTS

Various sized suites available ranging from 312 sqft to 4,470 sqft.

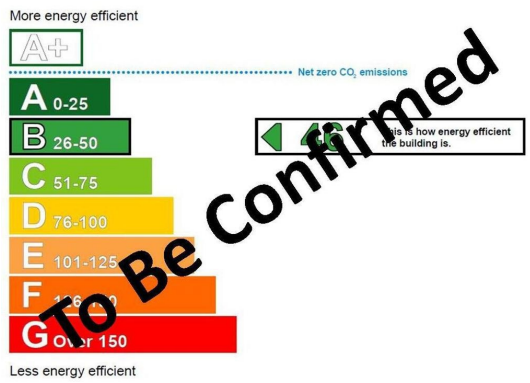
The office space is available to let through serviced offices on flexible terms. Larger spaces are also available to rent on conventional lease terms. Please get in touch to discuss your requirement.

There is also a service charge payable to cover services facilities and building maintenance.

RENT

The property is available to rent On Application.

EPC



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.