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To Let - Office Accommodation with On-Site Parking - 1,365 sqft



4 Micklehead Business Village, St Michaels Road, Sutton Manor, St Helens, Merseyside, WA9 4YU

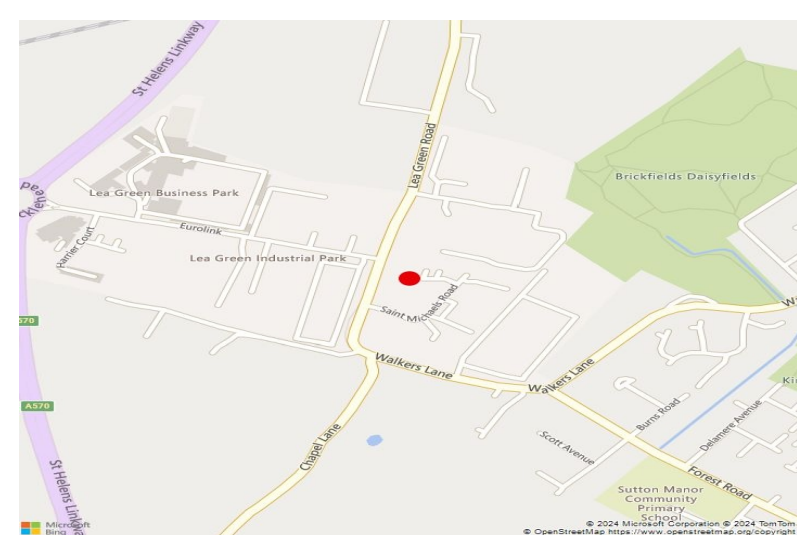
FEATURES

- Mixture of open plan and private offices
- Boardroom/meeting room
- Suspended ceilings with LED lighting
- Air-conditioning system
- Store room and platform lift

CONTACT

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LOCATION

Micklehead Business Village is a modern office scheme located within the established Lea Green Business Park in St Helens.

As well being home to a number of commercial occupiers, Lea Green Business Park also boasts a Premier Inn and Beefeater at the front of the scheme. The Ravenhead Retail Park is also only a short 5-minute drive, connecting you to a number of food/retail options, including Starbucks, Subway and Burger King.

St Helens Town Centre is only 2-miles and the office is just 1.5 miles from J7 M56, connecting you to the wider region with Liverpool and Manchester just 25 and 30 minutes drive away respectively.

Both Lea Green and Rainhill Railway Stations are a 5-minute drive away, providing local and regional services. St Helens Central Railway station is only a 10-minute drive away, which will connect you to further national services via Wigan.

DESCRIPTION

We are currently marketing the first floor of Unit 4, Micklehead Business Village. The property sits within an established business park and comprises first floor offices, benefitting from the following specification:

- Mixture of open plan and private offices
- Boardroom/meeting room
- Suspended ceilings with LED lighting
- Air-conditioning system
- Store room
- On-site parking
- Platform Lift.

MEASUREMENTS

The First Floor has been measured on a Net Internal Area basis, to provide the following:

First Floor - 1,365 sqft

RENT

The property is available to rent at £17,000 Per Annum.

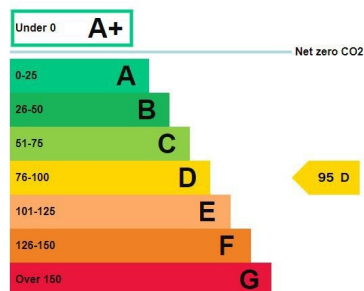
BUSINESS RATES

Business rates payable for 2024/2025 are expected to be around £5.00 per sqft.

TERMS

The premises are immediately available by way of an internal repairing lease.

EPC



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.