



# CONCIERGE ON SITE



**Century House, Hardshaw Street, St Helens, WA10 1QU**  
130-23,545 sq ft Office, Retail & Storage Suites To Let

Tenure	To Let
Available Size	312 to 23,545 sq ft / 28.99 to 2,187.40 sq m
Rent	£390 - £3,160 per month
EPC Rating	E (121)

## Key Points

- > NEW BUSINESS CENTRE SUITES
- > OFFICE RETAIL STORAGE
- > Excellent communication links
- > Break out room
- > Close to all amenities
- > Meeting Room Facilities
- > Large Floor Plates Include Parking

## Description

Century House is the tallest office building in St Helens, situated on the pedestrianised Hardshaw Street, one of its most prestigious streets amongst banks and solicitors, overlooking Victoria Square. There are 43 additional car parking spaces available within a 5 minute walk of the property. 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.

## Location

The property is located on Hardshaw Street and occupies a prime location in the heart of the town centre, adjacent to the Town Hall, the bus station and Marks & Spencer which anchors the Hardshaw Street shopping centre. St Helens central station is situated approximately 200m to the east and services Wigan, Liverpool and Manchester, with the bus station on Bickerstaffe Street less than 100m away. ST.HELENS TOWN CENTRE IS JUST A 30 MINUTE DRIVE FROM LIVERPOOL AND MANCHESTER. DIRECT ACCESS FROM M62, M57, AND M6 MOTORWAYS.

## Accommodation

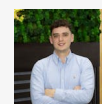
Floor/Unit	Description	sq ft	Rent	Service charge
Ground	G2	3,859	£2,895 /month	£1,125 /month
1st	Suite 1.6	1,000	£1,041 /month	£167 /month
3rd	Suite 3.1	2,633	£1,755 /month	£770 /month
3rd	Suite 3.2	2,077	£1,384 /month	£605 /month
4th	Suite 4.2	360	£450 /month	£60 /month
4th	Suite 4.3	312	£390 /month	£52 /month
4th	Suite 4.5	355	£443 /month	£60 /month
4th	Suite 4.9	765	£956 /month	£127 /month
5th	Suite 5.4	507	£634 /month	£85 /month
6th	Suite 6.4	555	£693 /month	£93 /month
7th	Part 7th	2,663	£1,775 /month	£776 /month

## Utilities

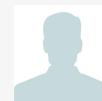
All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq. ft.



## Viewing & Further Information



**Richard Cross**  
0161 220 1999 | 07706353590  
Richard.Cross@hurstwoodholdings.com



**Constantine Thanopoulos**  
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

