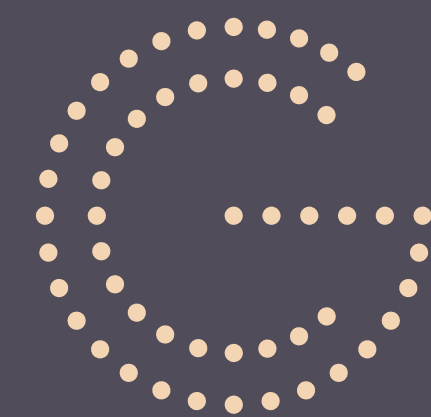


An architectural rendering of the Glassworks Central office building. The building is a multi-story structure with a red brick facade and large windows. It is situated in an urban environment with other buildings and a paved walkway in the foreground. People are shown walking along the path, and there are some trees and landscaping. The sky is blue with some clouds. A circular graphic with a dotted line is in the top left corner.

THE MOST  
SUSTAINABLE  
OFFICE  
BUILDING IN  
THE NORTH  
WEST



## GLASSWORKS CENTRAL

Office space  
available from

3,885 SQ FT  
(361 SQ M) -  
51,505 SQ FT  
(4,794 SQ M)



Bickerstaffe St  
St Helens  
WA10 1EB





# St Helens:

- A Legacy of Innovation,
- A Future of Opportunity

For centuries, St Helens has stood as a testament to industrious spirit and community strength. From its foundational role in the Industrial Revolution, fueling the nation with its world-renowned glassmaking and coal mining industries, the town boasts a rich heritage of commercial excellence. This legacy of innovation continues to shape St Helens today.

→ Totally Wicked Stadium\*



→ Glass Futures\*



→ St Helens College\*



Strategically positioned within the Liverpool City Region, St Helens offers a compelling blend of established strengths and dynamic growth. Its robust manufacturing sector remains a key economic driver, complemented by a burgeoning logistics and distribution network, capitalizing on excellent transport links. The town is also fostering a growing presence in advanced materials and technology, building upon its historical expertise with a forward-thinking approach.

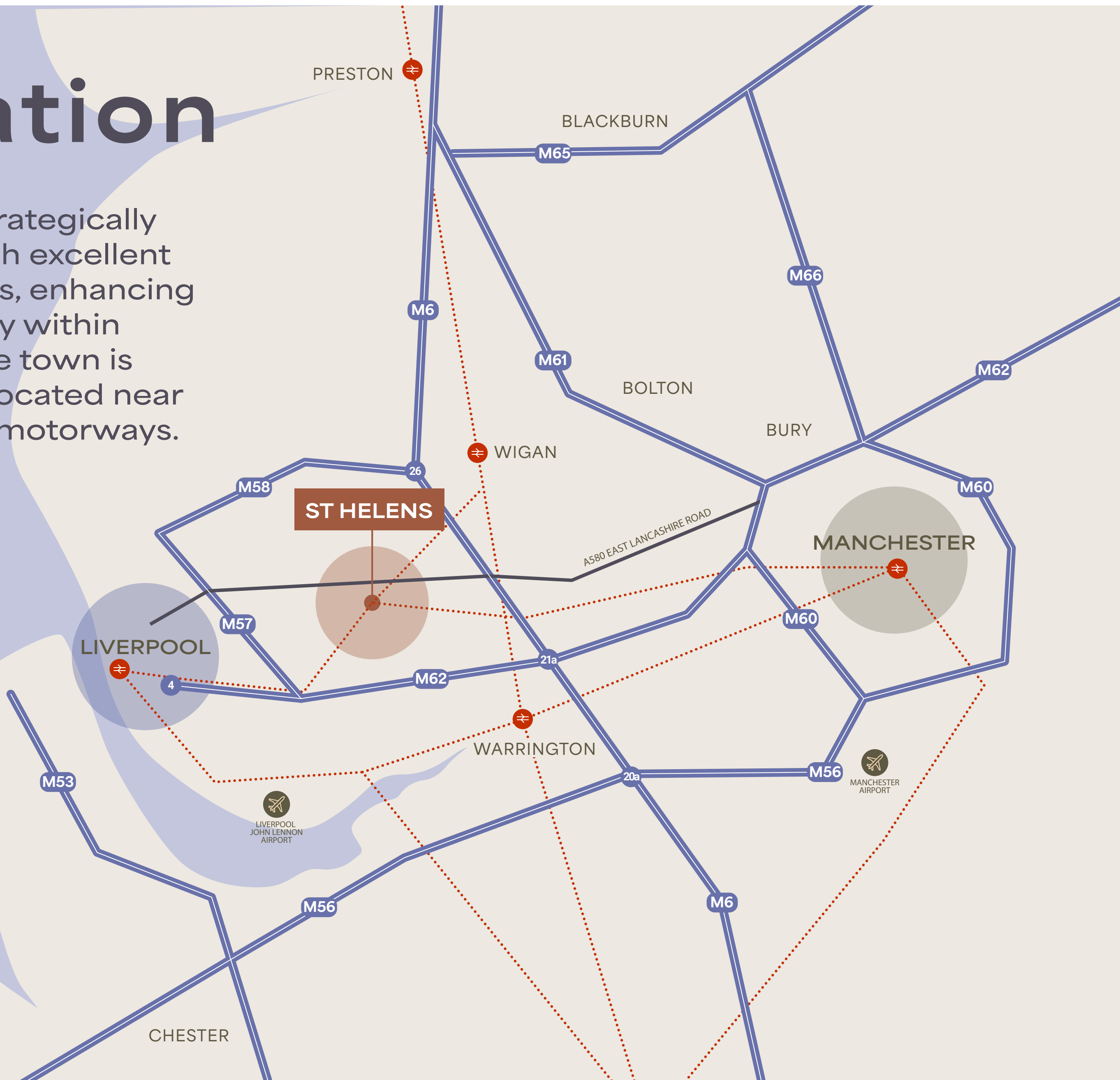
Beyond its commercial prowess, St Helens thrives with a vibrant sporting and cultural scene. The iconic Totally Wicked Stadium, home to the world-famous St Helens Rugby League Club, injects passion and energy into the town. Cultural attractions, including the World of Glass museum and the Citadel Arts Centre, offer diverse experiences and reflect the town's commitment to heritage and creativity.





# Location

St Helens is strategically positioned with excellent motorway links, enhancing its connectivity within the region. The town is conveniently located near several major motorways.



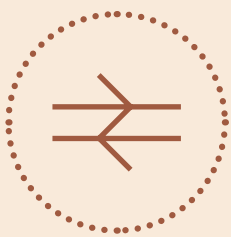
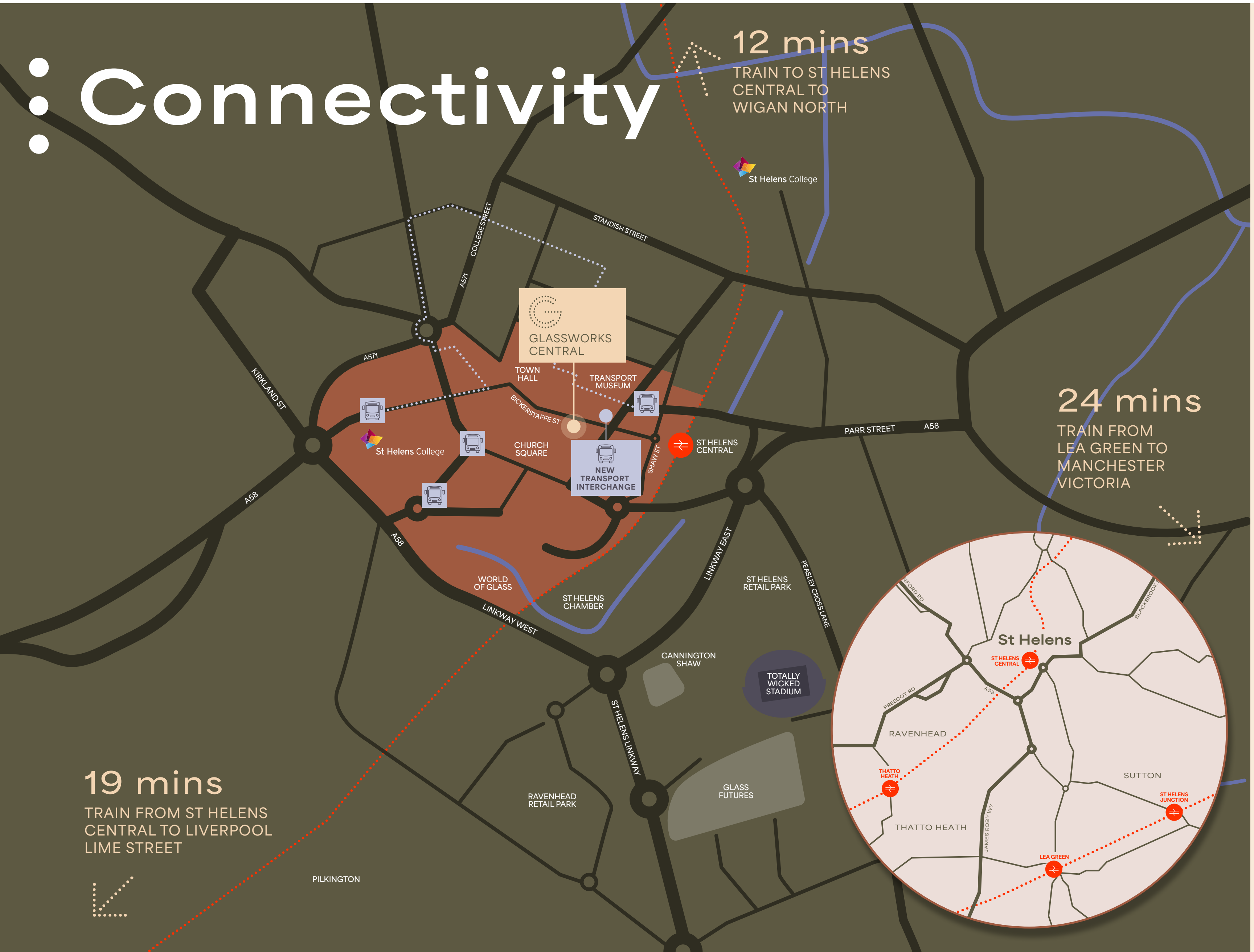
## CAR

The M6 provides direct access to the north and south of England, facilitating travel to cities like Birmingham and Manchester. The M62 connects St Helens to Liverpool in the west and Leeds in the east, making it a vital route for both commuters and freight transport. Additionally, the M57 offers a link to the Liverpool area.





# Connectivity



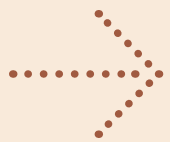
## TRAIN

St Helens is well-served by several railway stations, ensuring robust connectivity to various destinations. St Helens Central Station, located on Shaw Street, is a major hub offering services to Liverpool Lime Street, Wigan Northwestern and Blackpool North. Lea Green Station, situated on Marshalls Cross Road, provides routes towards Liverpool, Manchester and Warrington. Thatto Heath Station, found on Thatto Heath Road, also serves the Liverpool to Wigan Line, facilitating travel to Liverpool, Wigan and Manchester.



## BUS

St Helens offers a comprehensive network of bus services, ensuring convenient travel within the town and to surrounding areas. Operated primarily by Arriva and Stagecoach, the bus routes connect St Helens to key destinations such as Liverpool, Widnes, Wigan and Warrington.



**The new transport interchange, set to complete in Autumn 2026, will better connect bus and rail services and provide new walking and cycling links, delivering a more efficient layout and enhanced travelling experience.**





# Masterplan

St Helens Borough Council and the English Cities Fund (ECF) have partnered to bring forward St Helens Town Centre Regeneration Project. A partnership that celebrates its 20th anniversary in 2025.

The masterplan aims to provide a positive transformation of the town centre, ensuring that the development is of a high standard, boosts sustainability and has the people of St Helens at its heart.



## Market Hall

A new market hall will act as the hub of the town centre, creating a vibrant and energetic destination. There will be a selection of foods from around the world and homegrown, including Artisan Street food, independent coffee shops and fresh foods.



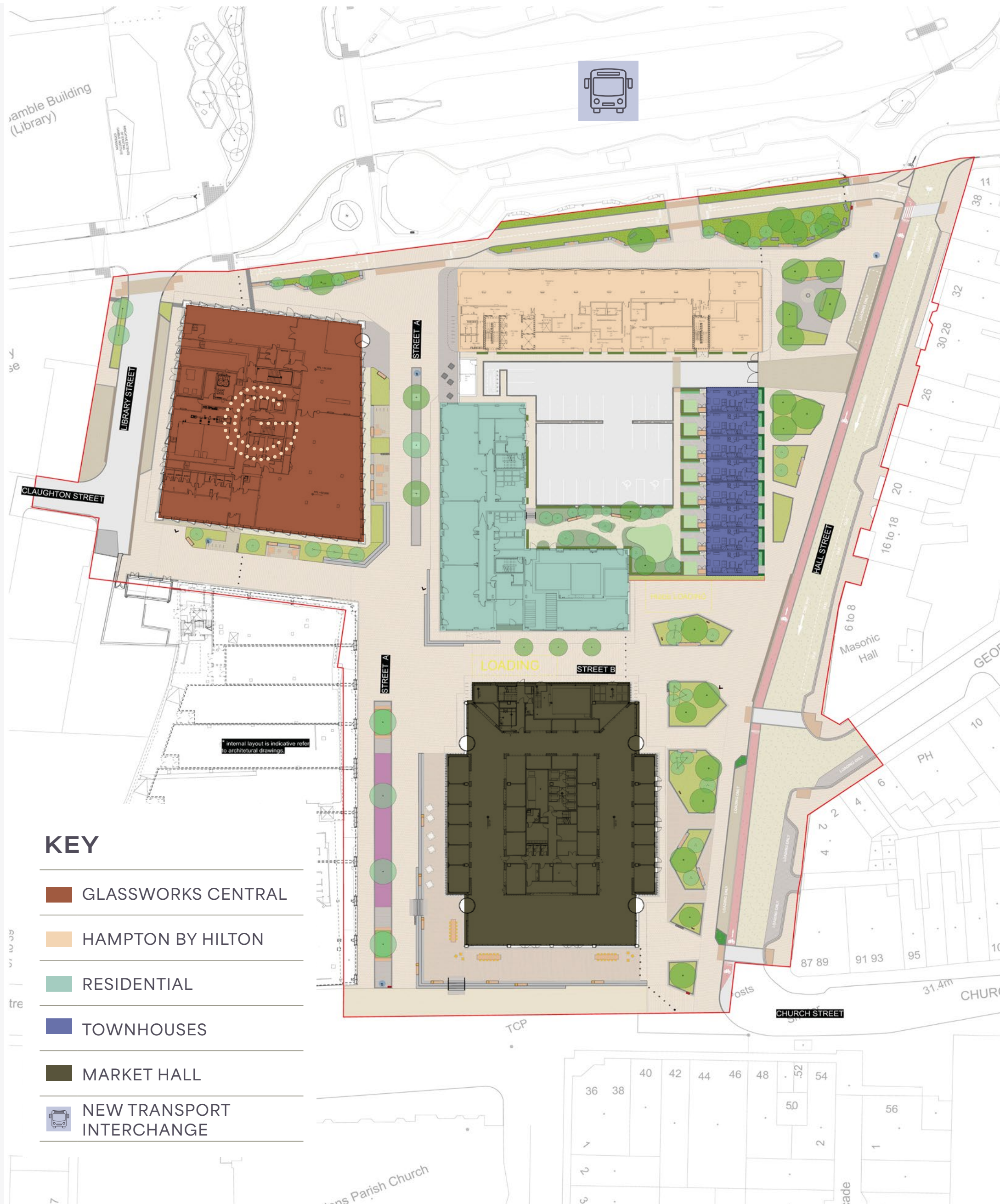
## New Homes

New apartments and townhouses will be delivered to provide high-quality living in the heart of the town. A private courtyard, comprised of green space and planted with trees, shrubs and flowerbeds will be located in the heart of the development. A residents car will sit adjacent to the courtyard, including accessible bays and electric vehicle charging points.



## Hotel

A new 120 bed hotel operated by Hampton by Hilton, across six storeys will provide visitors to St Helens with a convenient, high quality and comfortable place to stay.



EXTENSIVE  
PUBLIC SPACES  
LINKING  
THE NEW  
DEVELOPMENT  
TO THE BUS  
STATION AND  
CHURCH SQUARE



GROUND  
FLOOR  
RETAIL



A NEW AND  
EXTENDED  
TRANSPORT  
INTERCHANGE



NEW GRADE  
A OFFICE  
BUILDING





The masterplan aims to create a town centre that is designed to meet the challenges of tomorrow, by delivering a clean, sustainable and innovative development. The project will assist in the councils' ambitions of being carbon neutral by 2040.

### Key Sustainability features:



Bickerstaffe Street will be pedestrianised to create a car free and safe environment, which encourages residents to opt for active travel.



Surrounding streets will be redesigned to prioritise the movement of pedestrians and cyclists, improving accessibility between the town centre and key transport links.



Landscaped streets will incorporate trees, robust planting and shrubs, alongside green spaces.



Electric vehicle charging points.



Sustainable design features will be woven into the external façade of buildings, including potential for a living green wall on the new Market Hall.





# Office

An imposing 5 storey, Grade ‘A’ office with roof terrace. The building is designed to the highest sustainability standards, drawing upon innovative construction methods and materials. Sustainability is not just designed into the fabric of the development, but also in how the building will operate into the future.

Proposed office view

## Key Specification



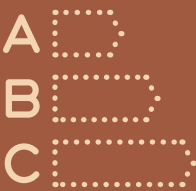
LOW CARBON,  
TIMBER FRAME



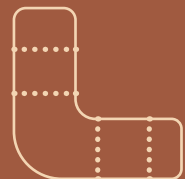
LETI  
RATING B



NABERS 5.5\* WITH  
6\* POTENTIAL



EPC ‘A’



EXPOSED  
MECHANICAL  
& ELECTRICAL  
SERVICES



HEALTH & WELLNESS  
SUPPORTED BY MIXED  
MODE VENTILATION  
WITH OPENABLE  
WINDOWS



84 CYCLE STORES,  
LOCKERS, SHOWERS &  
CHANGING ROOMS



EXTERNAL  
SOUTH FACING  
ROOF TERRACE





The office accommodation sits at a strategically prominent location within St Helens masterplan, close to an array of shops, restaurants and retail and adjacent to the new Transport Interchange.

The surrounding landscape will be designed to create a green environment, incorporating tree-lined streets planted with colourful flowerbeds. Outdoor seating will be carefully positioned to offer private breakout spaces for team collaboration, space for socialising or for a break.

The exterior of the building will be designed to mirror the finely detailed craftsmanship of the Town Hall, incorporating similar design patterns and brick style.

→ Proposed view down Market Street







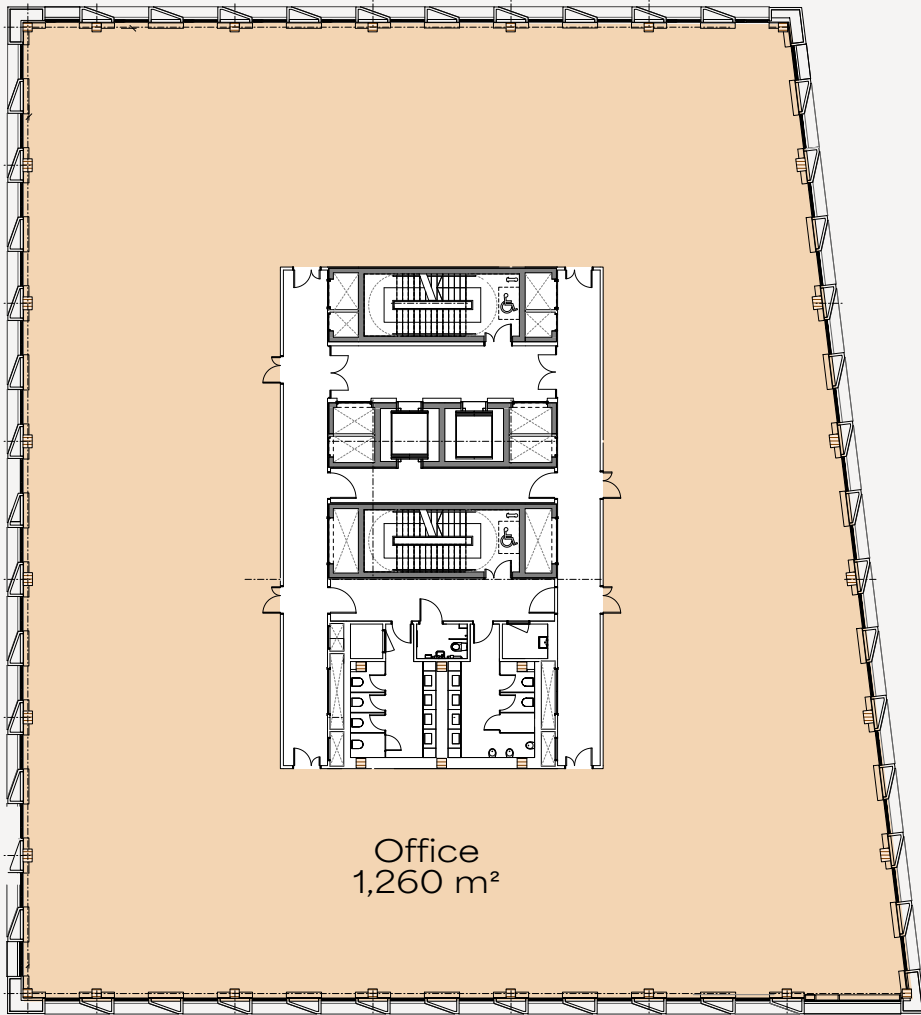
# Floorplans

Indicative sizes

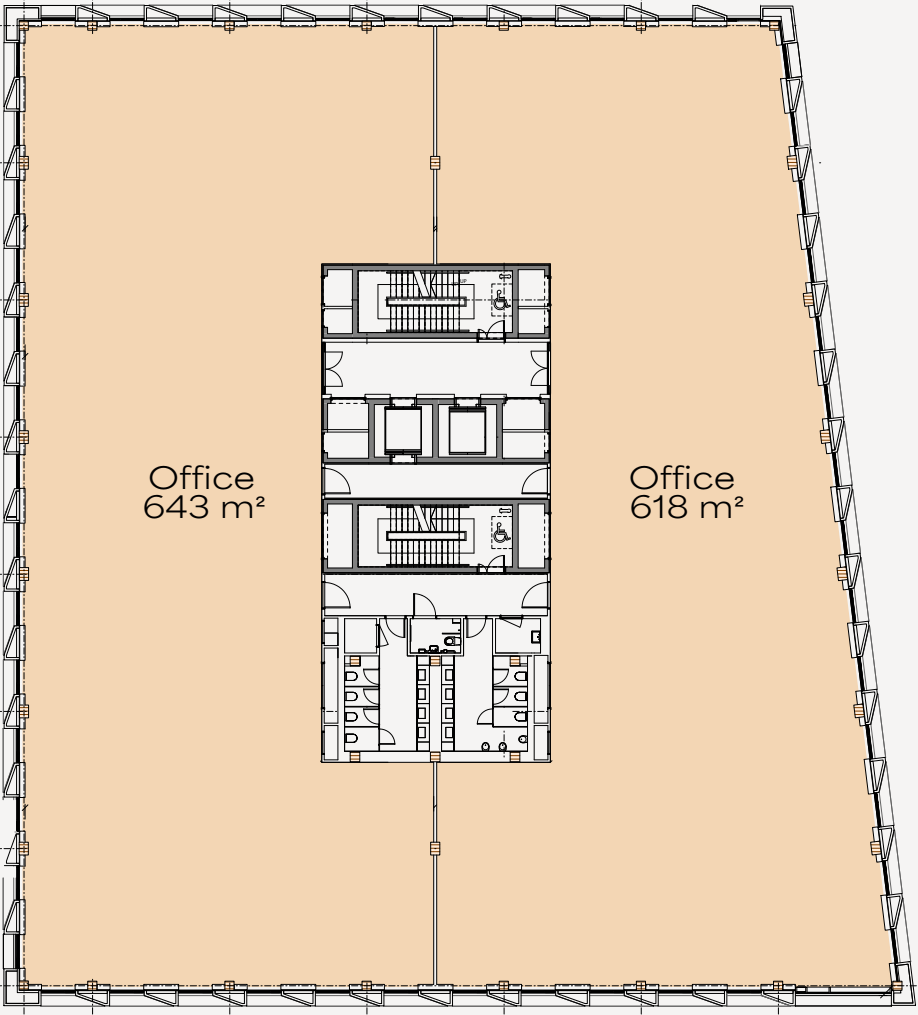
ABILITY FOR SUBDIVISION

| FLOOR           | SQ M  | SQ FT  |
|-----------------|-------|--------|
| Ground - Retail | 168   | 1,810  |
| Ground - Office | 368   | 3,960  |
| 1st             | 1,260 | 13,530 |
| 2nd             | 1,260 | 13,530 |
| 3rd             | 1,260 | 13,530 |
| 4th             | 478   | 5,145  |
| Total           | 4,794 | 51,505 |

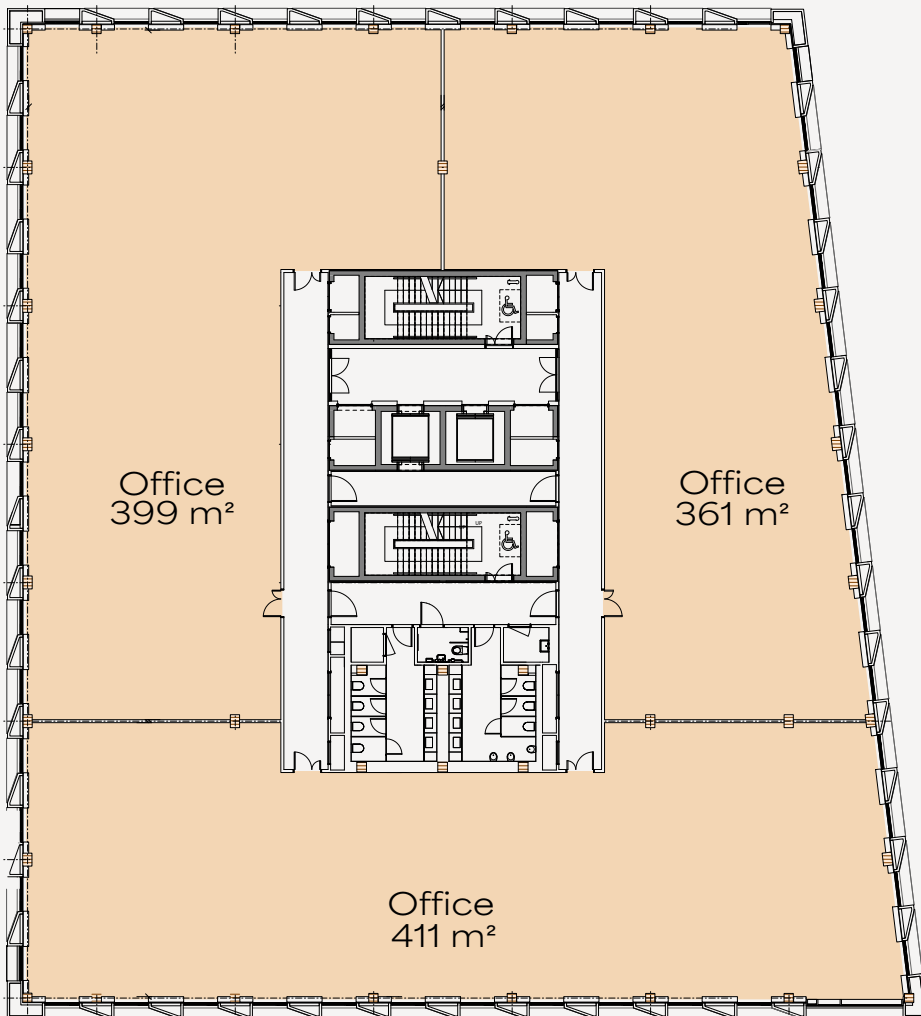
OFFICE SPACE



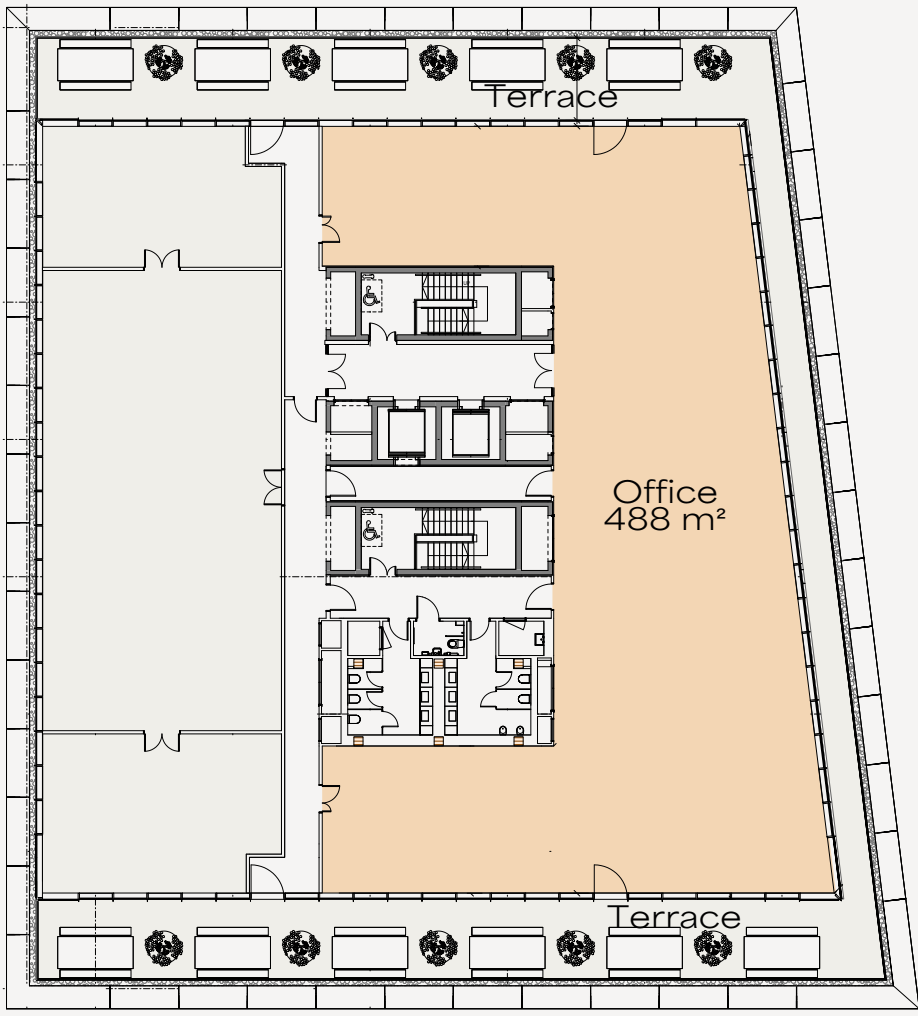
↑ Typical upper floor



↑ Indicative split



↑ Indicative split



↑ 4th floor with roof terrace





Office Space Available  
51,505 SQ FT (4,794 SQ M)

ST HELENS

LOCATION

CONNECTIVITY

MASTERPLAN

NEIGHBOURHOOD

SPECIFICATION

DESIGN

FLOORPLANS

FURTHER INFORMATION

→ Proposed office view



### Lease term

A new lease for a term to be negotiated.

### VAT

The property is elected for VAT and will therefore be chargeable at the appropriate rate on all rent and service charge.

For further information or to arrange a viewing, please contact the sole agents.

### Neil Kirkham

0151 471 4933  
Neil.Kirkham@cbre.com

### Jade Bushell

0151 471 4901  
Jade.Bushell@cbre.com

**CBRE**



**ECF**

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