

Units 1 & 2, Sutton Point, Worsley
Brow, Sutton, St Helens WA9 3EZ

Industrial Units & Open storage/yard
From 438.48 sqm to 442.98 sqm

to let



Rent on application

- 2 detached approximately equal sized units set within a private environment benefiting concrete yard
- To let as a whole but may consider splitting and letting as individual units
- Clear span accommodation

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

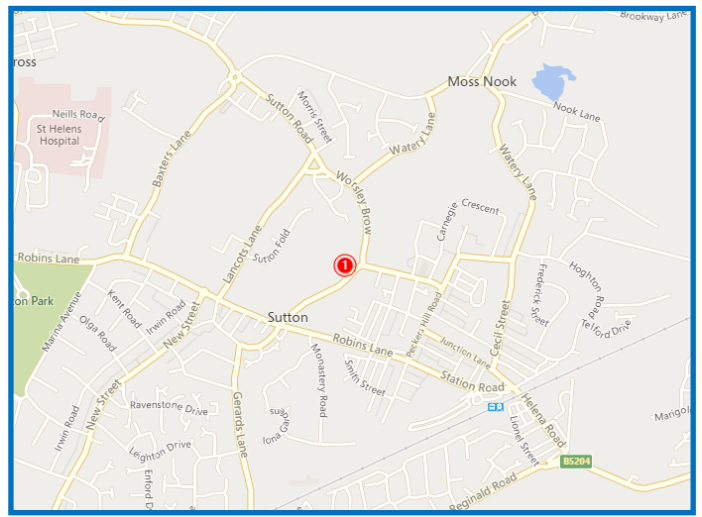
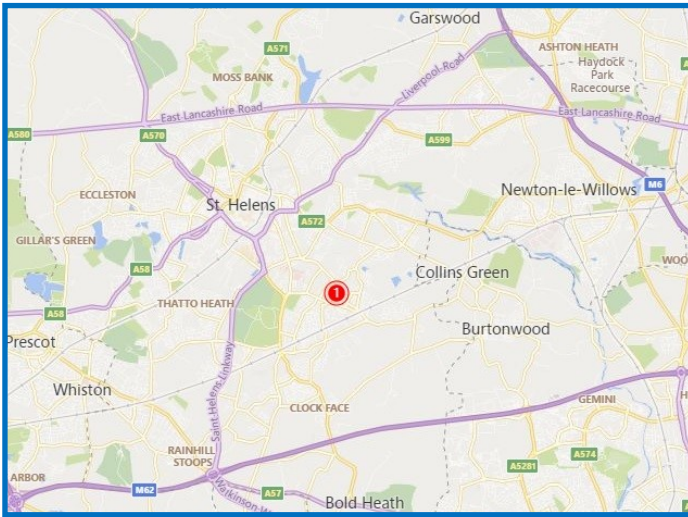


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Location

The subject site sits in an elevated position to the top of Sutton Point site accessed via a private estate road. The property is conveniently located for access to various local amenities within Sutton, which is within a short walk from the business centre. Amenities include public houses, chemist, cafes, beauty salons and convenience stores.

Description

The units sit at the upper level of the Sutton Point site, a multi-occupied commercial site providing both office and workshop/warehousing facilities. Unit 1 is a single storey industrial unit of steel portal frame with an eaves height of circa 4.5 metres, walls and roof are clad with insulated metal profile sheeting incorporating roof lights to approximately 20% of its coverage. The unit benefits 2 roller shutter doors from the concreted yard.

Unit 2 is similar in construction with an eaves height of 4.5 metres. The 2 units sit adjacent to one another with Unit 2 benefiting a large concrete yard area to the front and Unit 1 benefiting a self-contained yard area to side and rear. The rest of the entire site, that the units sit one, along with yard space, extends to just under 1 acre and is available to rent in its entirety, or potentially splitting of the site to enable the letting of units individually.

Services

All mains services are connected to the units to include mains water, drainage and electricity.

Accommodation

The property benefits the following accommodation measured in accordance with the RICS Code of Measuring Practice

	SQM	SQFT
Unit 1	LET	LET
Unit 2	442.98	4,768

Business Rates

The site, as a whole, benefits a single business rates assessment however this is to be readdressed in due course and the units will be assessed for rates purposes subject to occupation.

Terms

Available to let by way of a new full repairing and insuring lease on terms to be negotiated. A deposit may be requested to be held as a bond over the duration of the term

Rent

On application.

The property is available as a whole however consideration will be given to splitting the site if only of the 2 units and part of the yard space is required.

VAT

All figures quoted are exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2024 AG0743

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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