



57a, Duke Street, St Helens, WA10 2JF

£433 PCM

*David
Davies* *Collection*

57a, Duke Street, St Helens, WA10 2JF

- EPC : B
- Prominent Location
- Electricity And Water Bills Included
- Air Conditioning
- Close To Town Centre
- Shared Kitchen
- Modern Interior
- Versatile Use
- High Speed Broadband & Plenty Of Electrical Sockets
- First Floor Office

Located in the heart of St Helens Town Centre is this fully refurbished, contemporary first floor office available to rent immediately.

This commercial premises has its own entrance, sole use of a modern kitchen area, and the office itself has all mod cons in place such as high speed broadband, plenty of electrical sockets and air conditioning.

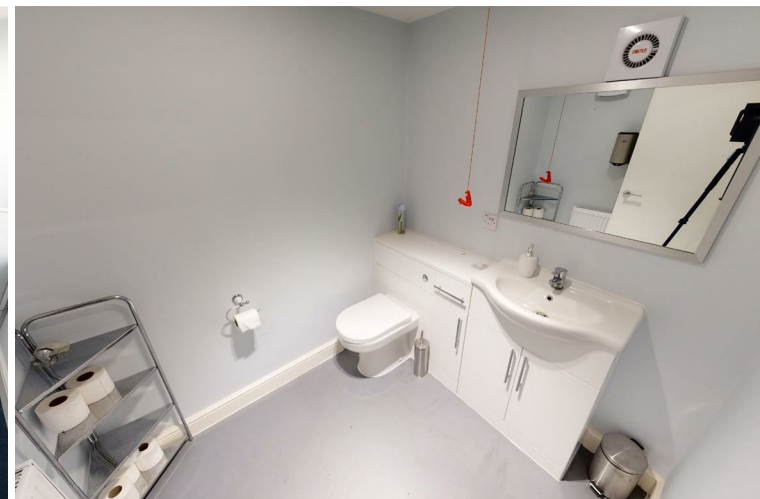
There is a shared WC, a storage room and emergency exit off the inner hall, and the building is fully alarmed.

It is in a prominent position on Duke Street, and would suit a small to medium sized business, potentially as a call centre or even for those who want a space away from home to work from. The office is ready to go, and all that is needed is to plug in and get to work!

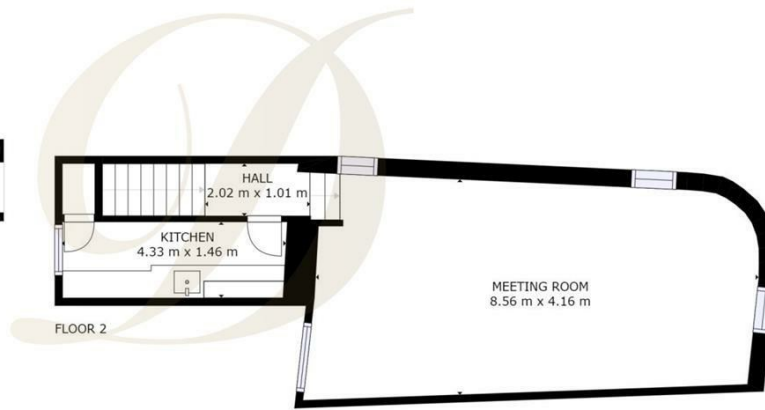
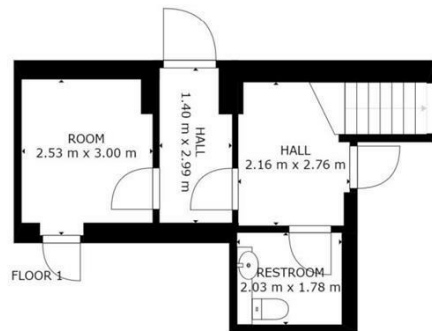
'This property is owned by a shareholder of this company.'

ELECTRICITY AND WATER BILLS INCLUDED

EPC - PLEASE SEE ATTACHED EPC FOR FURTHER DETAILS







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		