

## 17 North Road, St. Helens, WA10 2TW

### £200,000

Mark Gilbertson Estate Agents and Refined Properties are delighted to offer this excellent office building for sale.

Nestled in the heart of St. Helens, on the prominent North Road, this modernised office building (over 130 sq m) presents an excellent opportunity for businesses seeking a prime location. The property features two separate office spaces, each with convenient access from the main road, ensuring visibility and ease of access for clients and employees alike.

The interior has been thoughtfully updated, providing a contemporary and professional environment that is ready for immediate occupation. The spacious layout allows for flexibility, enabling the offices to be utilised separately or combined, depending on your business needs. This adaptability makes it an ideal choice for a variety of enterprises, from start-ups to established firms looking to expand.

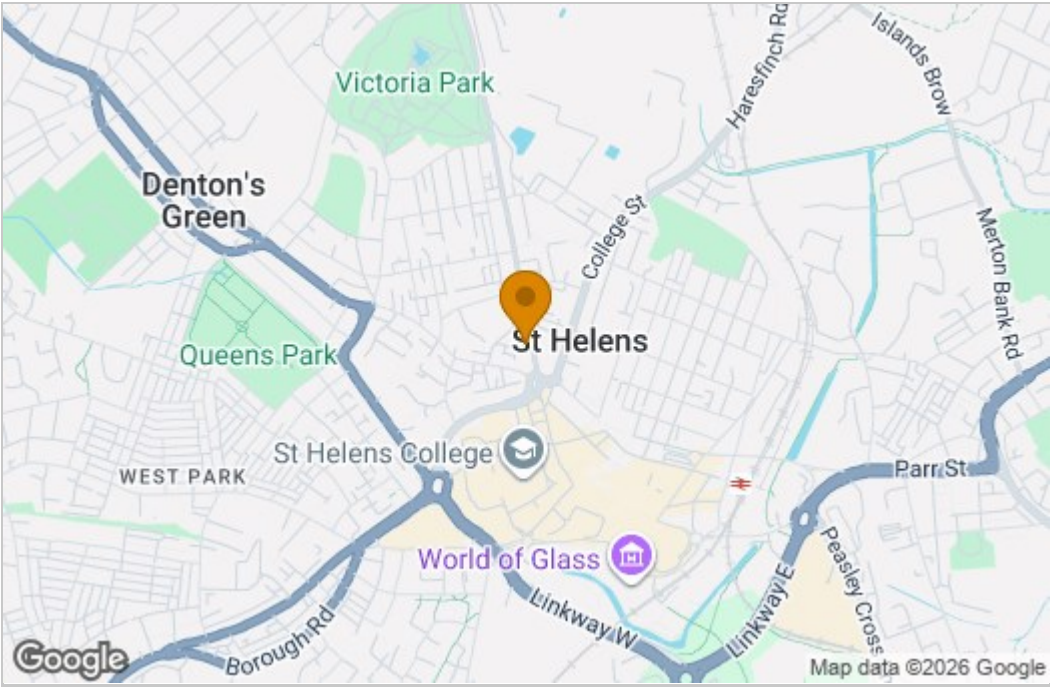
With its strategic location in the town centre, this office building benefits from a vibrant local community and excellent transport links, making it a desirable spot for both staff and visitors. Whether you are looking to establish a new office or relocate your existing business, this property offers a fantastic opportunity to thrive in a bustling area of Merseyside.

Don't miss the chance to make this modern office space your own.

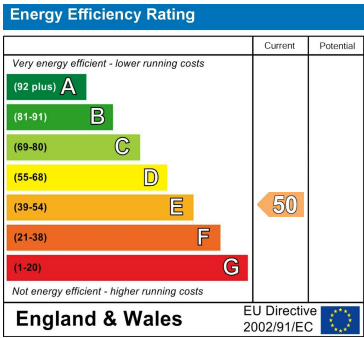


Floor Plan

Area Map



Energy Efficiency Graph



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