

PARK COURT

Sherdley Business Park, St Helens, WA9 5GZ

MODERN INDUSTRIAL/WAREHOUSE UNITS TO LET 3,000 - 11,500 SQ FT



HD CCTV and secure gated estate with 24hr access



6m eaves height



Lighting to warehouse

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DESCRIPTION

Park Court comprises 19 industrial units on a secure self contained site.

The estate was developed in 2000 and provides high specification units of steel portal frame construction with elevations in a combination of brick and profile steel cladding.

UNIT SPECIFICATION

- > Units from 3,000 sq ft
- > Units easily combined
- > Clear eaves height: 6m
- > Quality office and toilet block
- > Fully fitted with lighting
- > All mains services
- > Suitable for Trade Counter, warehousing or light industrial



INDUSTRIAL UNITS TO LET

3,000 - 11,500 SQ FT

AVAILABILITY

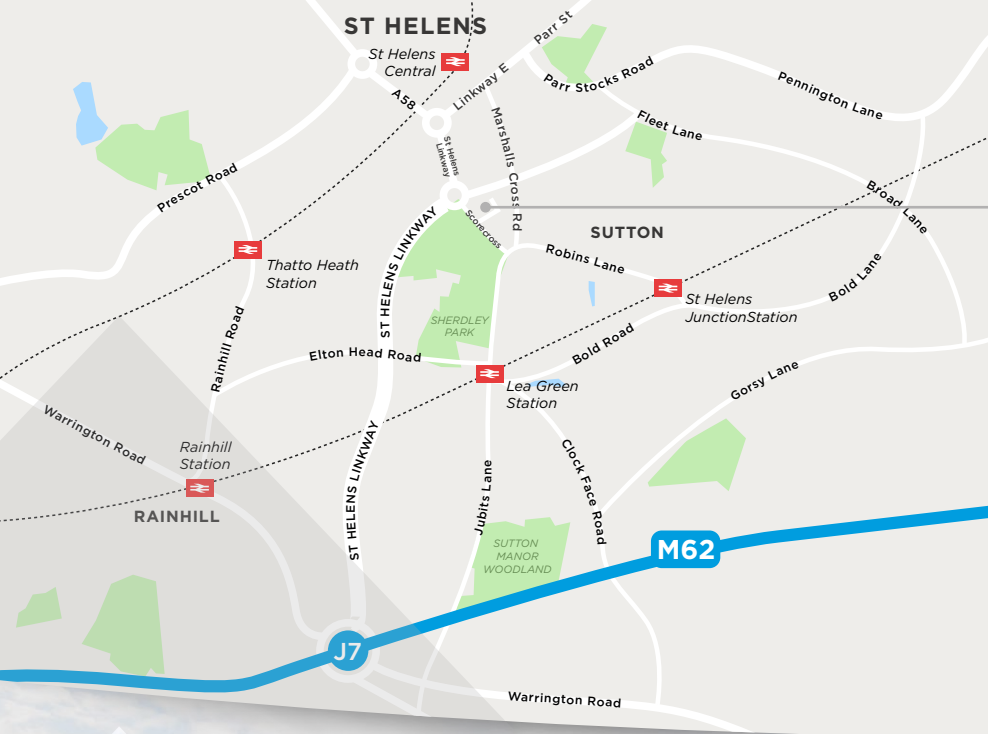
Measured in accordance with the RICS Code of Measuring Practice (6th Edition):

	SQ FT	SQ M
Unit 8	3,750	348.39
Unit 10	4,215	391.59
Unit 11	3,200	297.29

ESTATE BENEFITS

- > CCTV Security system
- > Fully secure site with perimeter fence and electric gate
- > Good parking/circulation space
- > Actively managed to provide a clean, safe, secure business environment.





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LOCATION

Sherdley Business Park is located to the south of St Helens on Scorecross, close to the intersection with the St Helens Linkway (A570), which links directly on to the M62 at Junction 7.

The site is ideally placed to serve Merseyside and the entire North West.



TERMS

The units are available to let by way of new full repairing and insuring leases on terms to be agreed

EPC

Available upon Request

LEGAL COSTS

Each party will be responsible for any legal costs incurred in any transaction

VIEWINGS

For further information or to arrange a viewing please contact:

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