

# ST HELENS TECHNOLOGY CAMPUS ST HELENS, WA9 1UA



## TO LET

- Refurbished office suites
- Units from 632 sq ft (58.71 sq m) to 982 sq ft (91.2 sq m)
- Flexible terms
- Excellent location

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

# ST HELENS TECHNOLOGY CAMPUS

## ST HELENS, WA9 1UA

### LOCATION

The offices are located in an excellent position near the centre of St Helens with great access to the M6. The offices are located 0.5 miles from St Helens Central Train Station.

### DESCRIPTION

Refurbished office suites with kitchen and WC.

### ACCOMMODATION/AREAS

The suites have the following approximate areas:

	Sq m	Sq ft
Unit 16	91.2	982
Unit 18	58.71	632

The Landlord would also consider splitting Unit 11 into approximately 1,000 sq ft units.

### RENTAL

Unit 16	£7,995 pa
Unit 18	£5,750 pa

### PLUS

- Service Charge
- Insurance
- VAT

### TENURE

The offices are available on new Full Repairing and Insuring leases, for a term of years to be agreed.

### RATES

Verbal Enquiries of the Local Authority indicate the units have the following **Rateable Values**:

Unit 16	£8,800
Unit 18	£5,300

### SERVICE CHARGE

Unit 16	1,607 pa (approx)
Unit 18	1,138 pa (approx)

### BUILDINGS INSURANCE

The landlord insures the property and recharges the tenant

Unit	(approx)
16	£229 pa
18	£162 pa

### EPC

Unit	EPC Rating
16	C-68
18	D-92

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

**SUBJECT TO CONTRACT**

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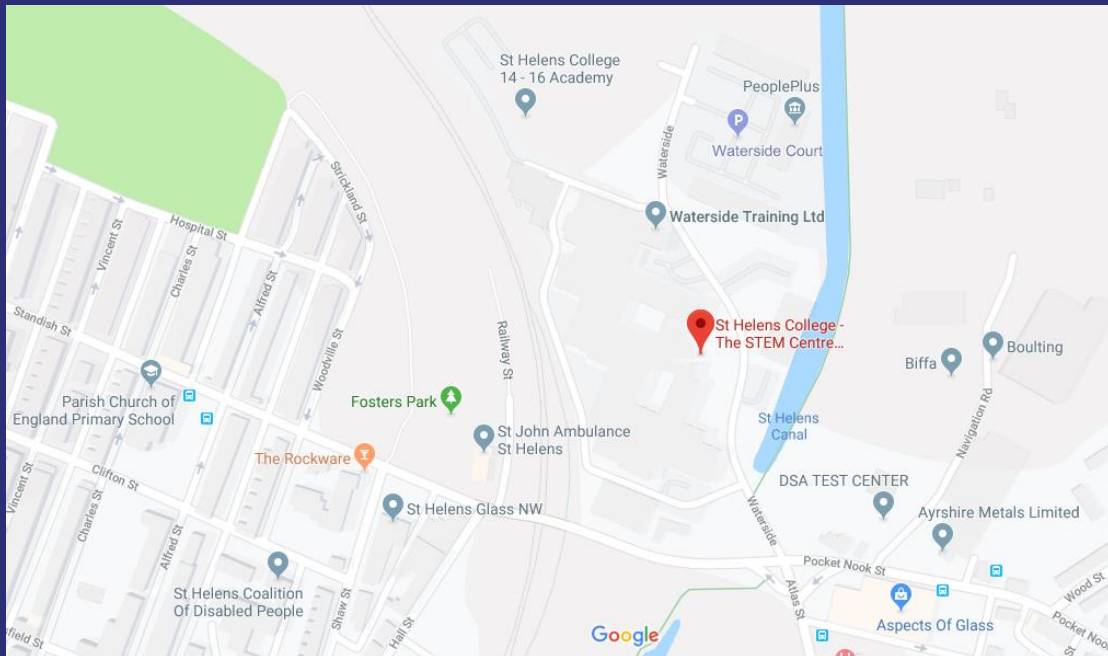
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### VIEWING

Strictly by appointment through the sole agents BA Commercial incorporating Wild Commercial Property Chester 01244 351212. Ref: Sept 2021

Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com) 07701 049826 & [Mindy.bishop@bacommercial.com](mailto:Mindy.bishop@bacommercial.com) 07425 820035



### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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