



Century House
Hardshaw Street
St HELENS

OFFICES TO LET

Suites from
1,050 to 27,230 sq ft
(97.55 – 2,527 sq m)

- Fully refurbished office building
- Air conditioned throughout
- New CAT II LIGHTING with occupancy sensors
- Fully DDA compliant
- Excellent location within the heart of St Helens town centre



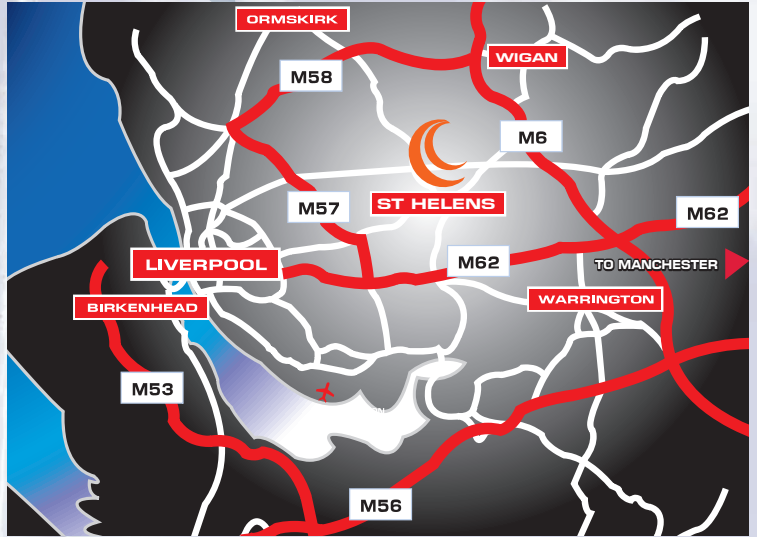
DESCRIPTION

Century House is the tallest office building in St Helens, situated on the pedestrianised Hardshaw Street over looking Victoria Square. The property occupies an island site in the heart of the town centre, adjacent to the Town Hall, the bus station and Marks & Spencer which anchors the Hardshaw Street shopping centre. St Helens central station is situated approximately 200m to the east with the bus station on Bickerstaffe Street less than 100m away.

ACCOMMODATION

The property comprises a detached office building extending to 45,661 sq ft (4,242 sq m) over ground and 8 upper floors. The building benefits from a recently modernised reception area with the same standard of refurbishment continued throughout the property. Two passenger lifts and a staircase serve the upper floors which have separate male and female WC's on alternate floors. The accommodation is largely open plan with a rectangular area arranged around a central service core.

Suites are available from 1,050 sq ft – 27,230 sq ft. Ground floor suite: 2,050 sq ft suitable for a variety of uses, subject to planning.



TERMS

The suites are available by way of new full repairing and insuring leases for terms to be agreed at an initial annual exclusive rent of £11.50 per sq ft.

SERVICE CHARGE

The tenant will be responsible for paying a fair proportion of the service charge.

LEGAL COSTS

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

VAT

The rates, service charge and outgoings are exclusive of but may be liable to VAT.

SAT NAV: WA10 1QW

VIEWING

Strictly through the joint agents. Rupert Lowe at Keppie Massie or Andrew Owen at Mason Owen.

A DEVELOPMENT BY

**DEAN PROPERTY
GROUP LIMITED**

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**keppie
massie**
0151 255 0755
www.keppiemassie.com

**mason
owen...**
0151 242 3000
www.masonowen.com