

# PARK COURT

Sherdley Business Park, St Helens, WA9 5GZ

MODERN INDUSTRIAL/WAREHOUSE UNITS TO LET  
3,000 - 7,500 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 3,200 - 4,215 sq ft



Fully fitted with lighting



Units easily combined



All mains services



Clear eaves height: 6m



Suitable for Trade Counter, warehousing or light industrial



Quality office and toilet block



Refurbished units available immediately



# INDUSTRIAL UNITS TO LET

## 3,000 - 7,500 SQ FT

### AVAILABILITY

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

	<b>SQ FT</b>	<b>SQ M</b>
Unit 8	3,750	348.39
Unit 9	3,735	346.99
Unit 11	3,200	297.29
Unit 16	4,573	424.84

### ESTATE BENEFITS



CCTV Security system



Fully secure site with perimeter fence and electric gate

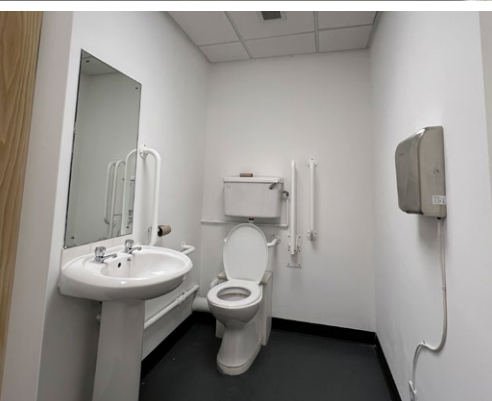


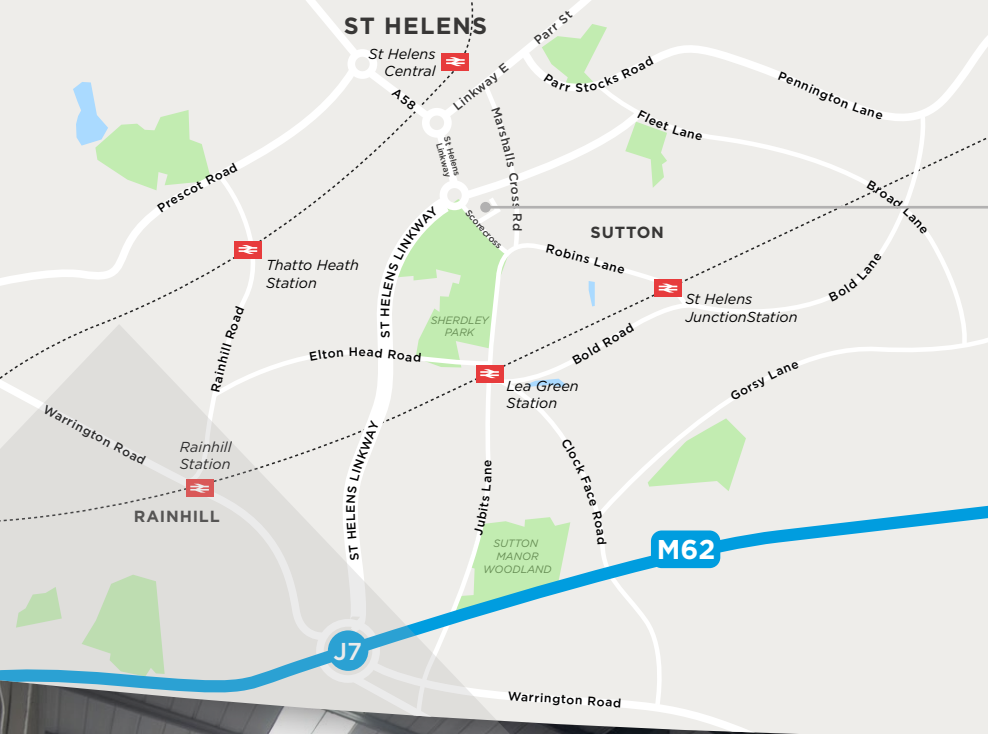
Good parking/circulation space



Actively managed to provide a clean, safe, secure business environment







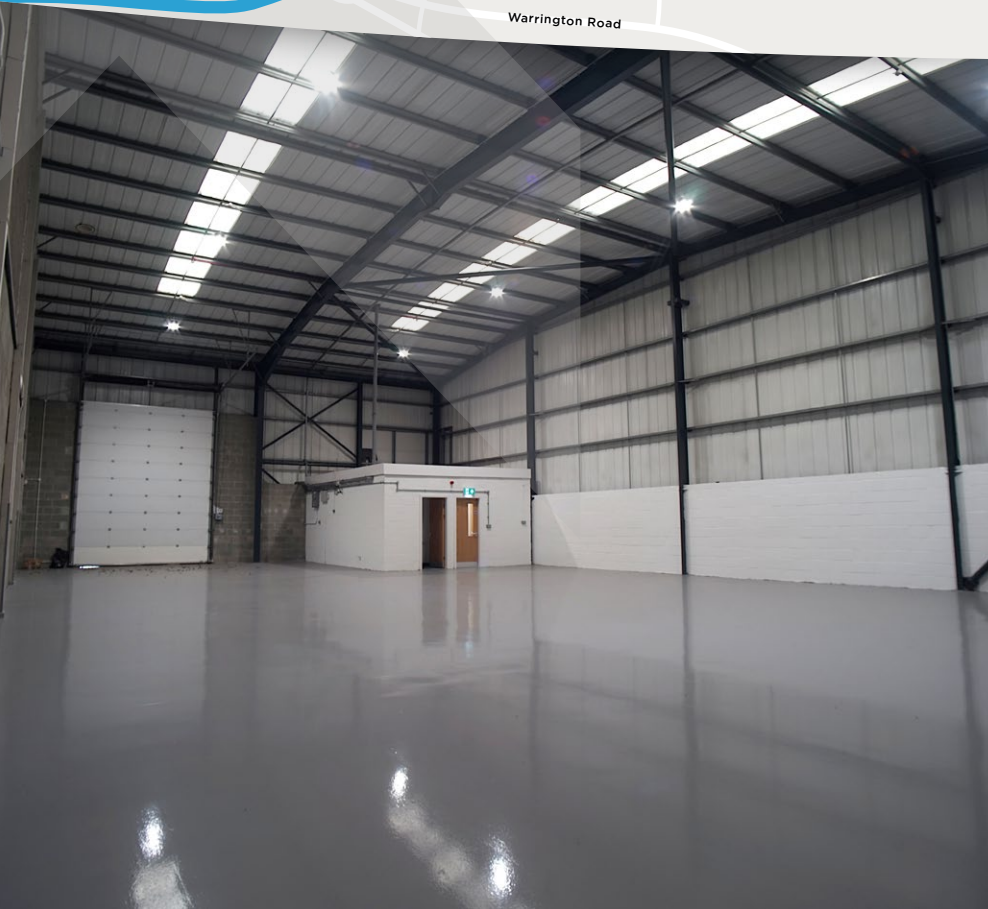
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## LOCATION

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.  
All refurbished units will benefit from EPC B.

## 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:

**Anthony Mellor**  
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07794 757 939

**Sam Paddon**  
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