

TO LET

OFFICE UNITS CATAPULT TOO ST. HELENS

19 sq m (204 sq ft) to 23 sq m (247 sq ft)



- First Floor Office Units
- Flexible Short-Term Leases
- Town Centre Location
- Private Parking
- Suitable for Small Businesses, Start-Ups & Creative Enterprises
- 24 Hour Access



DESCRIPTION

First floor office units available to let within Catapult Too, a characterful former school building situated in St Helens town centre. The accommodation offers flexible workspace suitable for small businesses, start-ups, professional services and creative enterprises.

The units provide an affordable opportunity for businesses seeking office accommodation within an established multi-occupancy commercial building, with convenient access to the town centre and its local amenities. Private On- Site Car parking available within the secure yard.

LOCATION

Catapult Too is conveniently located close to St Helens town centre, providing easy access to local amenities and transport links. The property is also well connected to the wider road network, including the M62 and M57.

St Helens Central Train Station (0.2 mile)

SERVICES

The property benefits from mains electricity, water and drainage. The rent will be inclusive of electricity, water and drainage charges, subject to fair usage.

ACCOMMODATION

	Sq m	Sq ft
Office Space Ranging From	19 - 23	204 - 247
Measurements based on approximate gross internal area		

INSURANCE

The Council is to insure the building against the usual Insured Risks, the cost of which is to be recharged to the Tenant together with any administrative charges payable.

BUSINESS RATES

Businesses occupying a single property with a Rateable Value of £12,000 or less may be eligible for 100% Small Business Rate Relief, subject to the relevant eligibility criteria. For further information regarding Business Rates liability and eligibility for relief, please contact the Council's Business Rates Section on 01744 676696

LEASE TERMS

The units are available on short-term leases, terminable by either party after an initial 9-month period upon giving three months' written notice, terminating no later than March 2029

The Lease will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

EPC RATING

EPC ratings vary between individual units. Further details are available upon request.

RENT

Rents are available upon application and vary depending on the size of the individual unit.

COSTS

The Tenant will be responsible for the Council's reasonable legal and surveyor's fees incurred in connection with the letting, estimated at £2,100 plus VAT, if applicable.

COMMON ITEMS EXPENDITURE

A service charge is not operated but the Landlord will recover common expenses as and when incurred.

VIEWING & QUERIES

For further information or to arrange a viewing please contact:

Property Services 01744 671871
propertyservices@sthelens.gov.uk

Misrepresentation Act 1967

Whilst all due care and attention has been taken in the preparation of these particulars, their accuracy is not guaranteed; furthermore, they do not form part of any contract. In addition, the Council does not bind itself to accept the highest or any offer received. All measurements or areas quoted are approximate and the plan is supplied for identification purposes only.