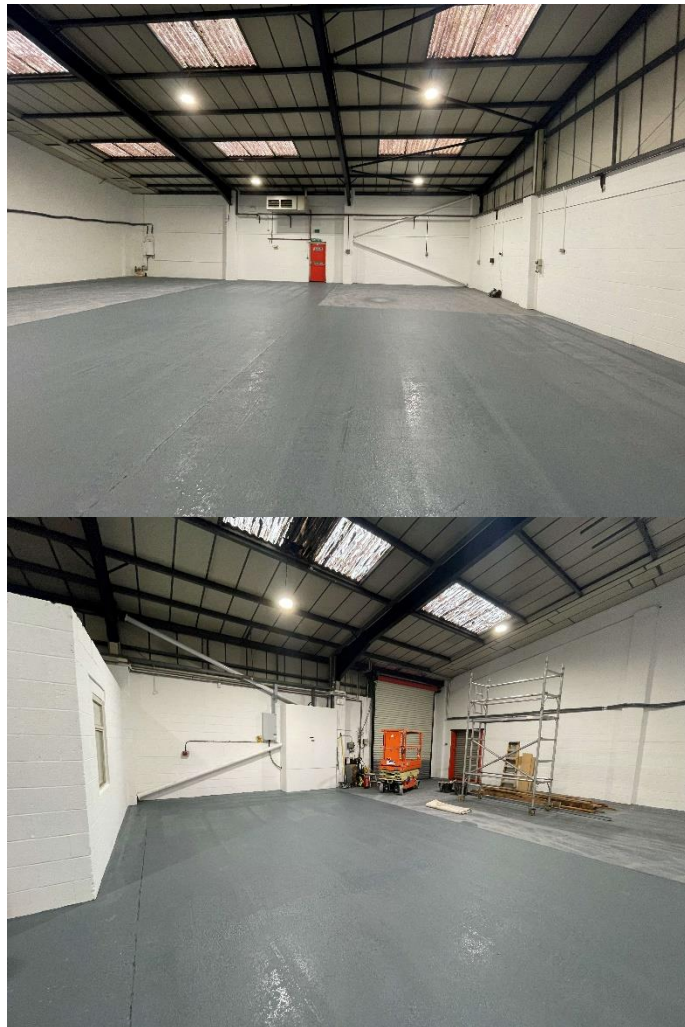


# Unit 5 Delphwood Drive St.Helens, WA9 5JE



## TO BE LET



## DESCRIPTION

Single story end of terrace industrial unit.

## LOCATION

Delphwood Drive, off Sherdley Road, St.Helens.  
Other Occupiers include Toolstation; Rainbow Arches, Luxury Kitchens of St.Helens and C&J Dispense (services to hospitality industry).

Located adjacent to St.Helens Linkway leading to the M62 and major national road network.

## ACCOMMODATION

	sqm	sqft
Warehouse & Offices	430	4,628
These are approximate gross internal areas and are to be confirmed.		

## SERVICES

Main services are connected. Gas will be capped within the unit but available for reconnection.

## 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 charge payable.

## RATES

The rateable value of the property is £20,500. Rate liability for 2023/24 should be confirmed with Business Rates Team at St.Helens Council.

## LEASE TERMS

The unit is available on a new lease on a Tenants full repairing and insuring basis. With a lease termination date of 31<sup>st</sup> March 2027. In the event of a longer term being granted, a rent review will be introduced.

The Council may require a guarantor.

## RENT

Offers over £25,000 per annum (exclusive of VAT which may be charged).

## COSTS

The tenant is responsible for the payment of the Council's reasonable legal and surveyor's fees in the sum of £2,000 plus VAT.

## COMMON AREA EXPENSES

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

## CAR PARKING

Vehicle parking and circulation area is common to all tenants.

## EPC

Unit is rated D. Link to certificate expiring October 2032 (under review expected to be at least a C):

<https://find-energy-certificate.service.gov.uk/energy-certificate/9769-5349-4848-0663-5712>

## 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 and areas quoted are approximate and the plan is supplied for identification purposes only.