

George Scott Business Centre, Sutton  
Point, Worsley Brow, Sutton, St  
Helens WA9 3EZ

Serviced Offices

# to let



From £85 per week

- From £85 per week
- Fully modernised, well presented, space
- Plug-in and go option
- Various sized suites available
- Suites can be let individually or combined (subject to availability)

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REAL ESTATE ●●●●

Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

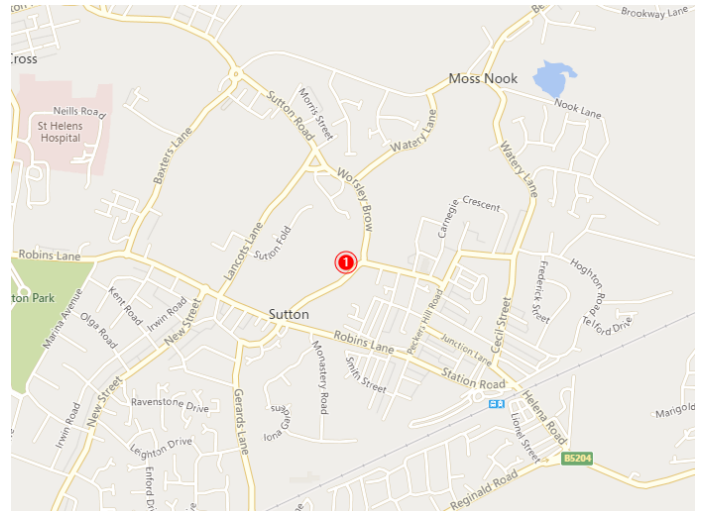
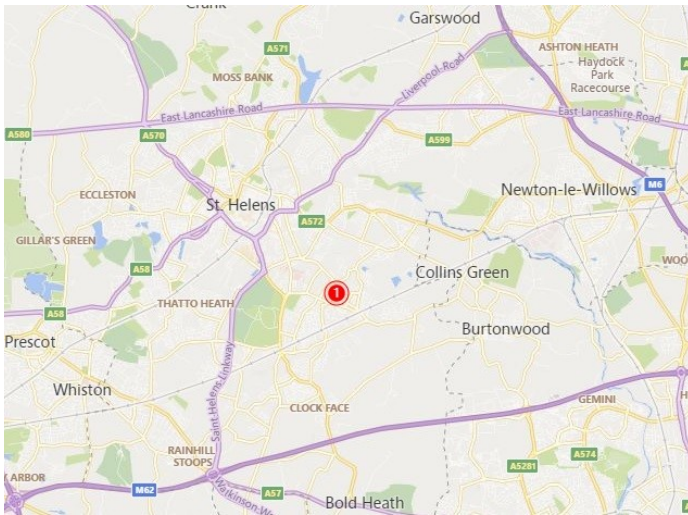


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## Location

The offices are situated within a facility known as the George Scott Business Centre at Sutton Point, Worsley Brow, Sutton, St Helens. The property is conveniently located for access to various local amenities within Sutton, which is within a short walk from the business centre. Amenities include public houses, chemist, cafes, beauty salons and convenience stores.

## Description

All of the suites are within a single storey building within the complex and benefit a well presented reception area, keycode access to the offices, male, female and disabled WCs, communal kitchen area and on site car parking. Each suite has been modernized to a very good standard incorporating full replaster and décor throughout, new carpets, LED lighting, perimeter trunking with data and power cabling and electric heating.

## Services

Whilst communal services are provided each suite is sub-metered for electric and will be charged accordingly subject to usage. All other services are included within the rental price agreed to include items such as broadband, use of kitchen and WC facilities, buildings insurance, business rates and security (including CCTV and intruder alarms).

## Accommodation

The property benefits the following accommodation measured in accordance with the RICS Code of Measuring Practice

	SQM	SQFT
Office 3	18.86	203
Office 4	26.47	285
Office 6	13.47	145
Office 7	20.06	216
Office 8	19.79	213

Note:

Office 3 & 4 have an adjoining door so can be let as one unit.

Office 6, 7 & 8 can be let as one combined unit at a reduced rental of £950 pcm

## Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit may be requested to be held as a bond over the duration of the term

## Rent

	PRICE PCM
Office 3	£369
Office 4	£520
Office 6	£265
Office 7	£393
Office 8	£387

## VAT

All figures quoted are exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may be required direct to the Lessors solicitors prior to the issue of any legal documentation

## EPC

The property has an Energy Performance Rating of C-53.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

March 2022 AG0622

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### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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