



George Scott Centre

Sutton Point, Worsley Brow, Sutton,
St Helens WA9 3EZ

Office Suite
108.82 sqm (1,171 sqft)

£14,000 per annum

- Fully modernized well presented space
- Plug-in and go option
- Flexible terms available

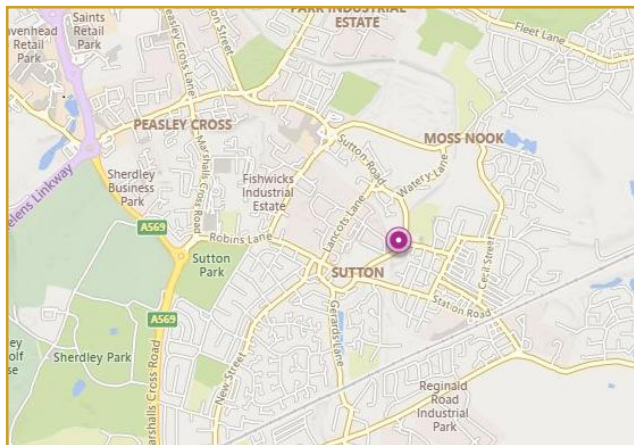
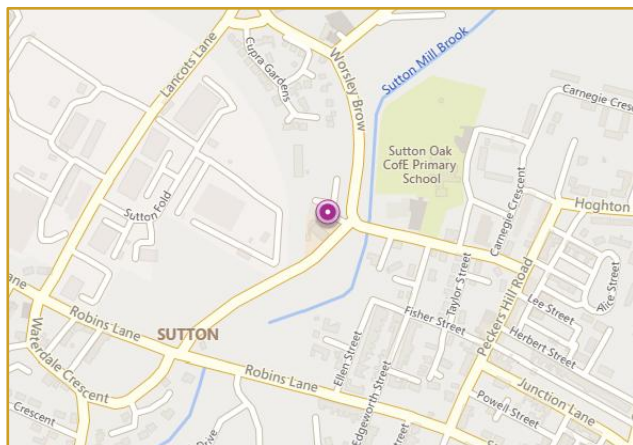
To Let

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e: info@parkinsonre.com

www: parkinsonre.com





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

The suite is within a single storey building within the complex and benefits a well-presented reception area, keycode access to the offices, male, female and disabled WCs, communal kitchen area and onsite car parking. Part of the suite offers duplex accommodation on the 1st floor and have 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 the 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 suite, which is to let as a whole, provides the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Suite 5, 6 & 7	108.82	1,171

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

Rental

£14,000 per annum

VAT

All figures quoted are exclusive of Value Added Taxation. We understand VAT is 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

Tel: 01942 741800

Subject to Contract

Ref: AG0925

Oct 2026

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Wigan, WN3 6PR

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Subject to contract

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