

Industrial Units to Let
7,200 – 8,900 sq ft

DelphCourt

Sherdley Business Park, St Helens

Industrial

langtree 

The Site

Delph Court is a development of 8 industrial/warehouse units ranging in sizes from 7,200 to 8,900 sq ft.

The Details

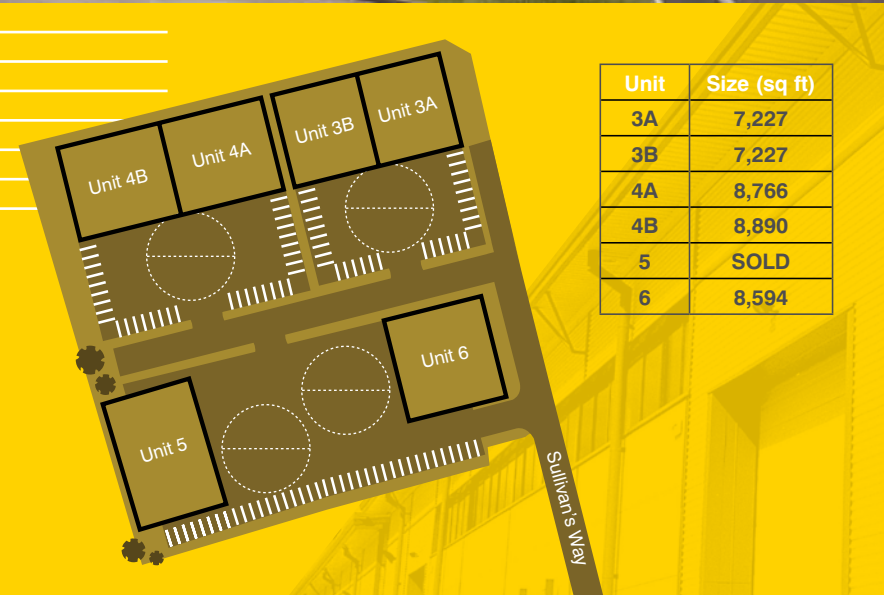
The scheme has been finished to a modern specification to include:

- Low density development
- 7m minimum eaves height to underside of portal haunch
- Large secure yards
- Fitted offices including full carpeting, lighting and gas central heating
- Heating and lighting to warehouse
- All main services and drains connected
- High quality landscaping
- Safe and secure environment

The Location

Delph Court is situated on Sherdley Business Park to the south of St Helens on Scorecross. The site is close to the A570 St Helens Linkway which links directly on to Junction 7 of the M62 motorway. The site is ideally placed to serve Merseyside and the North West.

Sat Nav: WA9 5GL



Unit	Size (sq ft)
3A	7,227
3B	7,227
4A	8,766
4B	8,890
5	SOLD
6	8,594



www.langtreegroupplc.co.uk/delphcourt

langtree 
 01925 273000
www.langtreegroupplc.co.uk

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that:
 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. July 2011.
 Designed by Future 01925 638 581 www.futuredc.co.uk