

To Let

**Industrial / Trade units from
2,600 - 9,000 sq ft**

Sherdley Business Park – St Helens

Park Court



Occupiers include:



argiva

bitopia

nationalgrid

TIMPSON
Great Service by Great People

Industrial

langtree 

To Let Units from 2,600 - 9,000 sq ft

The Site

Park Court is a development of 19 industrial/warehouse units totalling approximately 73,645 sq ft.

The Details

Park Court provides terraced industrial/warehouse units including fully fitted office accommodation.

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

- 6m clear eaves height
- Quality office content
- Fully heated and lit
- Good parking and circulation areas
- Monitored CCTV

The Location

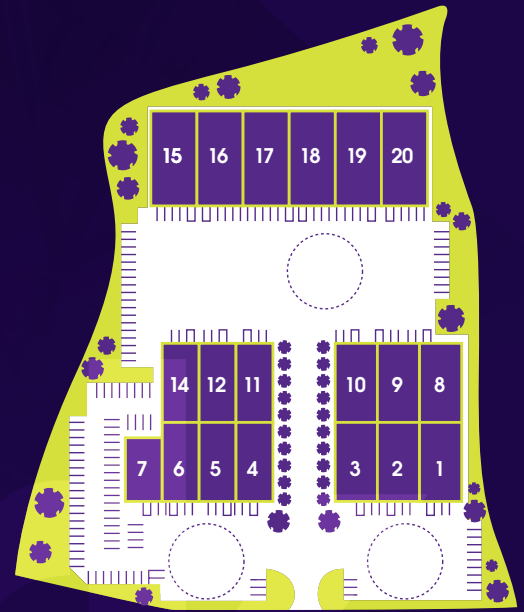
Park Court is situated on Sherdley Business Park to the south of St Helens on Scorecross close to St Helens Town Centre. The site is close to the A570 St Helens Linkway which links directly on to Junction 7 of the M62 motorway. The site is ideally placed to serve Merseyside and the North West.

Sat Nav: WA9 5GZ



Schedule of accommodation

Unit	Total (sq ft)	Unit	Total (sq ft)
1	3,752	11	3,222
2	3,613	12	3,221
3	3,877	14	3,194
4	3,039	15	4,533
5	3,243	16	4,533
6	3,200	17	4,533
7	2,601	18	4,567
8	3,750	19	4,517
9	3,749	20	4,532
10	3,730		



www.langtreegroupplc.co.uk/parkcourt

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