



Rocklands House, View Road, Rainhill, St Helens, L35 0LG

Unique Period Office Building

Summary

Tenure	To Let
Available Size	8,325 sq ft / 773.42 sq m
Rent	£102,000 per annum
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Key Points

- Lovely Imposing Building
- Short Walk to Rainhill Village
- Only 1.5 Miles to Junction 7 M62
- Large Car Park
- Well Regarded Residential Area

Description

We are delighted to bring to the rental market a substantial detached period office building.

The internal accommodation is extensive and comprises various sized rooms throughout the property.

Externally there is a large car park to the front and driveway leading to View Lane. There are also garden areas to the side and rear.

The property is totally unique and would be ideal for a Head Quarters office building, medical services or other uses, such as children's nursery type operations etc.

Predominantly the accommodation is arranged on ground and first floors, off a lovely welcoming entrance hallway. The basement and attic areas are available for storage.

Location

The property is situated in a highly desirable residential area, midway along View Road, to the south of Rainhill Village Centre.

Rainhill Village is a small centre with a good range of local amenities.

The regional motorway network is conveniently accessible via Junction 7 of the M62, that can be reached within 1.5 miles.

Rainhill Village has good public transport links with regular bus services and railway station.

Services

Mains electricity, water, gas and drainage are connected.

Air-conditioning units are in situ.

Local Authority

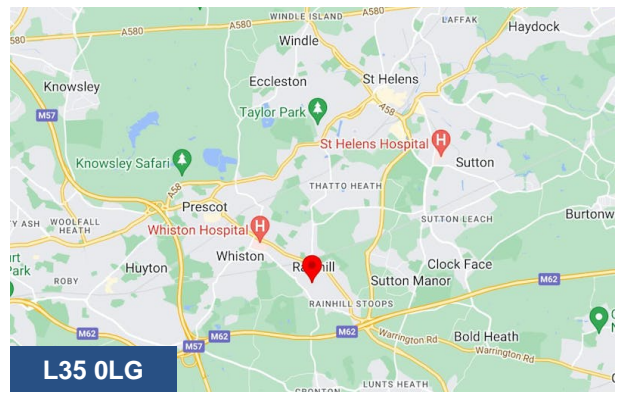
Liverpool

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years, incorporating periodic upward only rent reviews.

Rental

£102,000 per annum.



Viewing & Further Information



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