

# TO LET

## TWO-STOREY OFFICE WITH PARKING

### 684.30 SQ M (7,363 SQ FT)

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**21 LANCOTS LANE  
ST HELENS  
WA9 3EX**

**£74,000**  
Per annum

- Two-Storey Office with Parking for up to 40 Vehicles ( 1 space per 184 sq ft )
- Available by way of a New Full Repairing and Insuring Lease
- Located 1 Mile from St Helens Linkway
- Rent £74,000 per annum (£10 per sq ft)
- Located on a Secure Gated Site



### LOCATION

The property is situated on the corner of Lancots Lane and Robins Lane in a commercial area of St Helens in the Sutton locality. Access to the car park is from Lancots Lane via a barrier-controlled entrance.

St Helens Town Centre is approximately 2 km to the northwest of the premises, accessed via the St Helens Linkway, which can be accessed within 1.5 km of the premises.

The immediate locality includes modern warehouse facilities, but the further surrounding area includes both residential properties and additional industrial sites.

### DESCRIPTION

A two-storey office building of steel frame construction, with part profile steel cladding and part brick elevations under a pitched roof. The offices benefit from LED lighting and there is secure on-site parking.

Internally the premises offers a reception area, plant room, central core, open plan offices and meeting rooms/individual offices to the perimeter created by way of partitions to the ground floor.

To the first floor there is mostly open plan office space along with a kitchen, comms room and meeting rooms.

There are solar panels installed to the roof.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2<sup>nd</sup> Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	318.7	3,429
First Floor	365.6	3,934
<b>Total</b>	<b>684.3</b>	<b>7,363</b>

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

The rental is £74,000 per annum.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

The property has air conditioning heating and cooling, and a gas fired boiler providing hot water.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

A split ratings assessment is required as the property is currently rated alongside an adjoining warehouse due to the previous occupation of both of these units together.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

The property has an EPC score of D – 81.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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