



Unit 8 Ormande Street, St. Helens, WA9 5AE  
£250,000

 **STAPLETON  
DERBY**

We are pleased to present a substantial industrial unit for sale, located on Ormande Street within the Sherdley Road Industrial Estate in St. Helens. This impressive property spans approximately 2,500 square feet and is ideally situated close to the town centre, making it a prime location for various business ventures.

The unit features three well-appointed internal offices, providing ample space for administrative tasks and meetings. Additionally, there are customer WC facilities and a small kitchen area, ensuring convenience for both staff and visitors. The front reception area offers a welcoming entrance, while the first-floor storage space enhances the unit's functionality, allowing for efficient organisation of goods and materials.

This property is available for sale due to the current owner's business relocation, and it is important to note that the business itself is not included in the sale. The unit is surrounded by other thriving businesses, contributing to a vibrant commercial atmosphere that is sure to benefit any new owner.

There is a strong chance the adjoining unit will come available in the foreseeable future which could be ideal for a purchaser who intends to grow into another unit too. Whilst this doesn't formulate part of the contract, it could be a useful option when the opportunity arises.

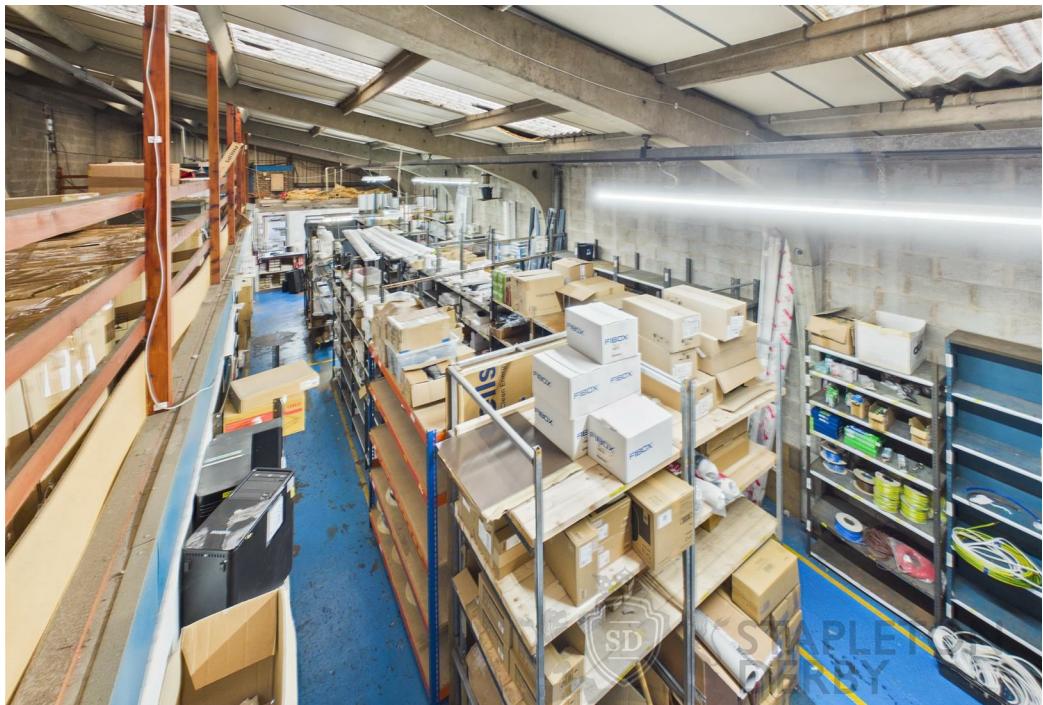
Whether you are looking to expand your current operations or start a new venture, this industrial unit presents an excellent opportunity in a sought-after location. We invite you to consider this property as a potential investment for your business needs.



DANGER!  
DO NOT USE

SD  
STANSTON  
DERBY







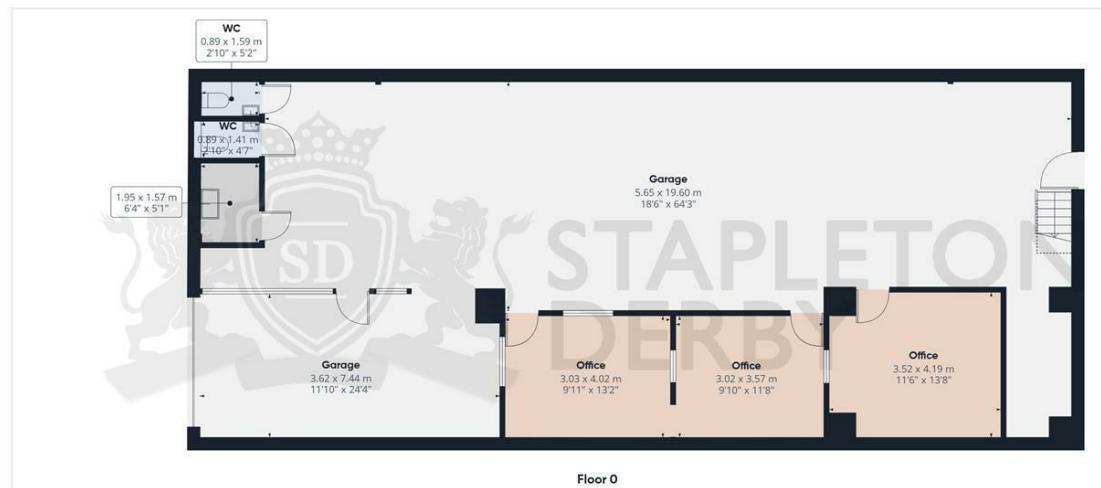
## Stapleton Derby

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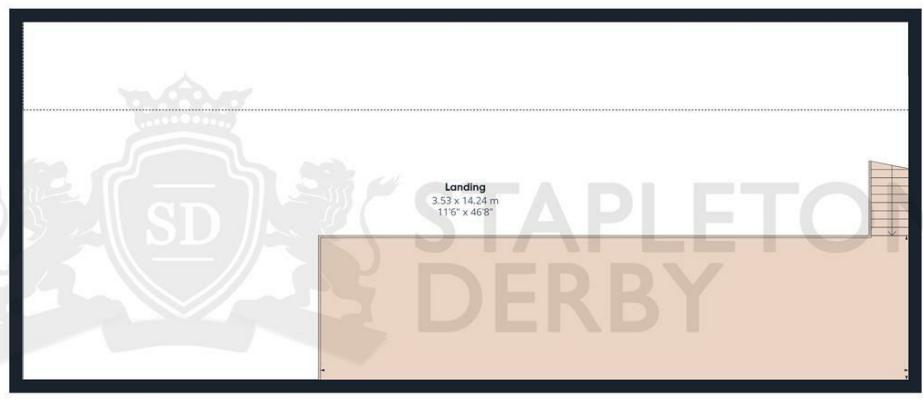
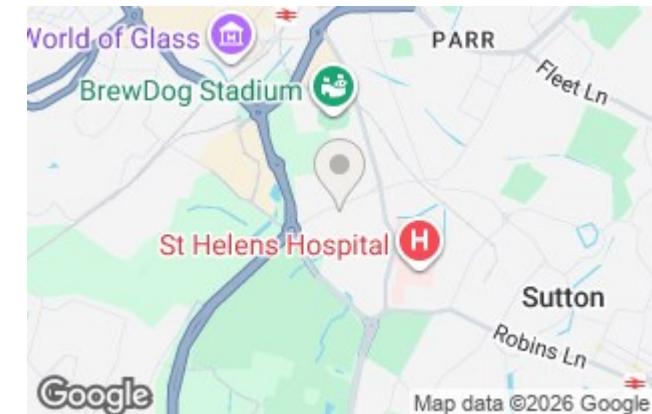
www.stapletonderby.co.uk



### Approximate total area<sup>(1)</sup>

233.1 m<sup>2</sup>  
2508 ft<sup>2</sup>

Reduced headroom  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating                                 |                         |                         |
|--|-------------------------|-------------------------|
|  | Current                 | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A                       |                         |
| (81-91)  | B                       |                         |
| (69-80)  | C                       |                         |
| (55-68)  | D                       |                         |
| (39-54)  | E                       |                         |
| (21-38)  | F                       |                         |
| (1-20)   | G                       |                         |
| Not energy efficient - higher running costs              |                         |                         |
| England & Wales  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |                         |
|--|-------------------------|-------------------------|
|  | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       |                         |
| (81-91)  | B                       |                         |
| (69-80)  | C                       |                         |
| (55-68)  | D                       |                         |
| (39-54)  | E                       |                         |
| (21-38)  | F                       |                         |
| (1-20)   | G                       |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                         |                         |
| England & Wales  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.