

PARR INDUSTRIAL ESTATE, ST. HELENS, WA9 1PN



THE FORGE

- FULLY REFURBISHED UNITS
- EXCELLENT MOTORWAY LINKS
- FLEXIBLE SIZES AVAILABLE
- UNITS CAN COMBINE TO PROVIDE LARGER SIZES

TO LET

1,963 – 5,810 SQ FT

TRADE COUNTER / INDUSTRIAL UNITS

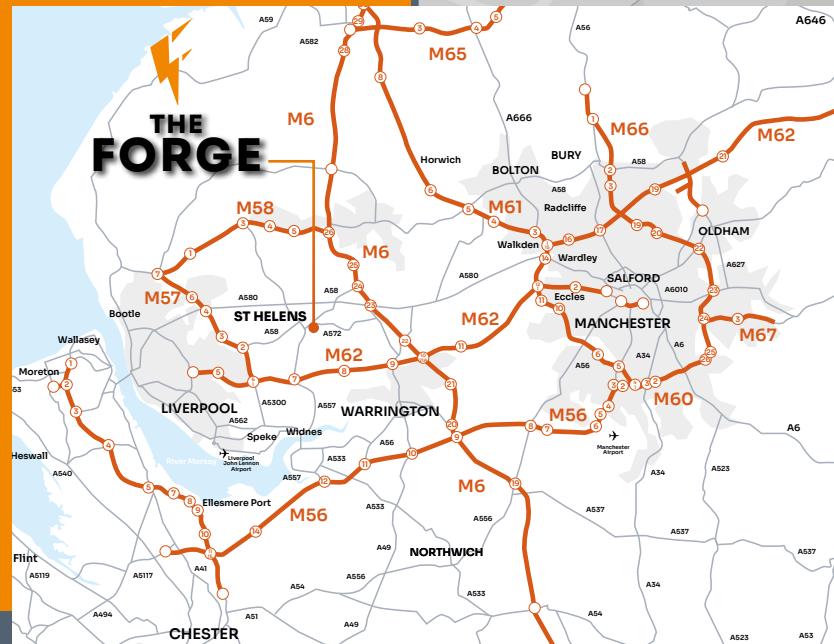
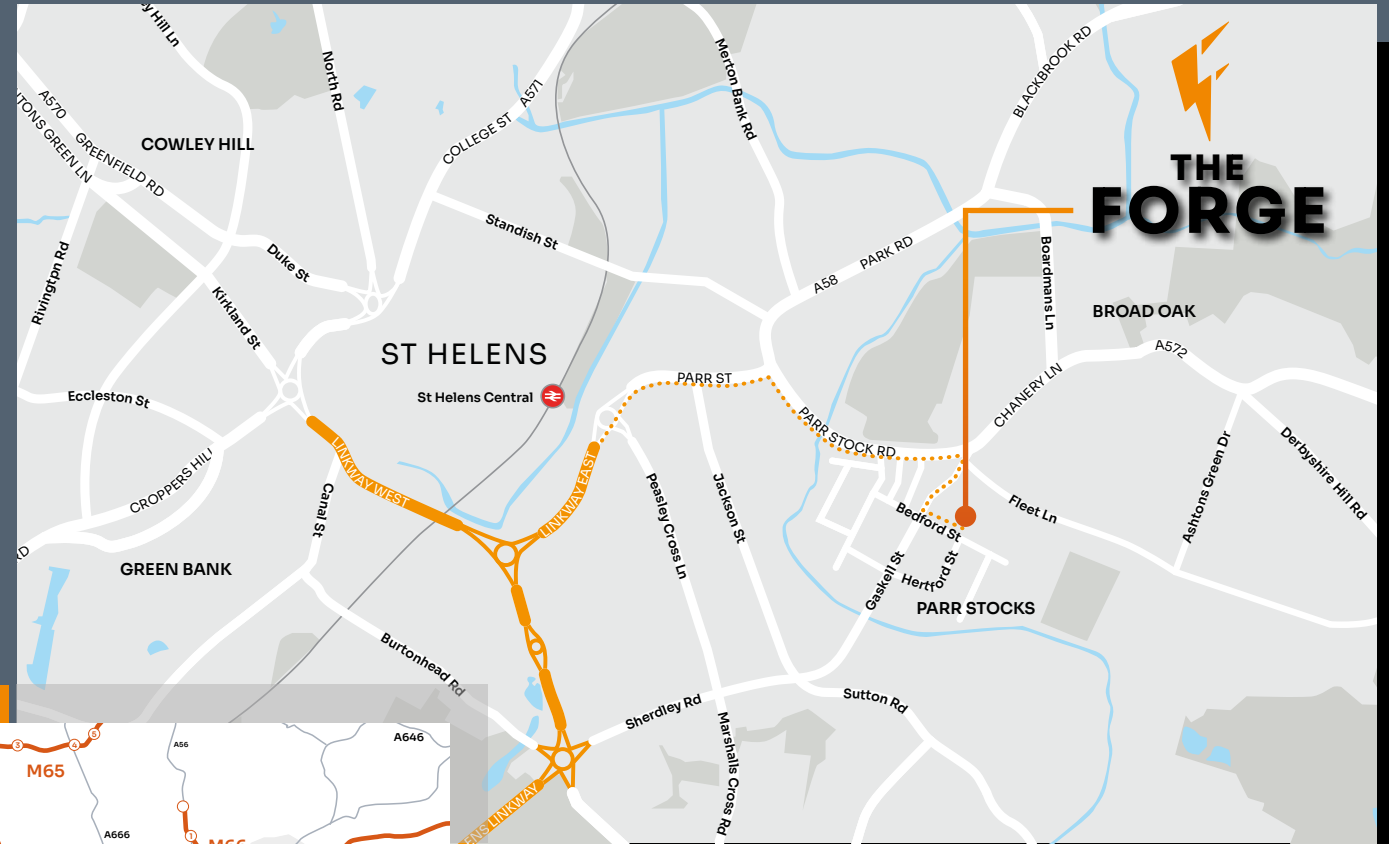
LAST REMAINING UNITS

LOCATION

The multi-unit estate is located off Bedford Street which forms part of Parr Industrial Estate.

The estate is strategically located with excellent transport links. St Helens linkway is just over 1 mile away which in turn leads to the M62 motorway. The M57 is just over 7 miles away and the M6 only 9 miles away from the property.

Liverpool John Lennon airport is 14 miles away.



DRIVE TIMES

M62	8 mins	Liverpool	24 mins
M57	14 mins	Manchester	35 mins
M6	10 mins	Chester	35 mins
Warrington	18 mins		

“Strategically located with excellent transport links”

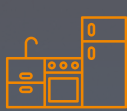


DESCRIPTION

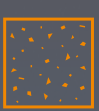
The units benefit from the following:



Each unit has its own level access loading door



W/Cs and kitchenettes per unit



Concrete warehouse floors



Eaves height 3.4m

Available for Immediate Occupation



“ Units are available individually or can be combined ”



ACCOMMODATION

The following measurements have been measured using the RICS Code of Measuring Practice (7th Edition) and offer the following floor areas.

UNIT 1	POLAR ROLLS LTD	LET	-
UNIT 2	PRIME FITNESS ACADEMY LTD	LET	-
UNIT 3	ARIES MARQUEE HIRE LTD	LET	-
UNIT 4	INTERFIT LIMITED	LET	-
UNIT 5A	IMPERIAL ADVANCED TECHNOLOGIES LIMITED	LET	-
UNIT 5B		1,963 sq ft	182.4 sq m
UNIT 6		3,847 sq ft	357 sq m
UNIT 7	CLEARY GROUP LTD	LET	-
UNIT 8	KRAKIN CATERING LTD	LET	-
UNIT 9	MT METAL SERVICES LTD	LET	-
UNIT 10	FIRE PROTECTION SPECIALISTS LTD	LET	-

REFURBISHED UNITS

UNIT 1 - 6

3.4M EAVES
HEIGHT TO
UNDERSIDE OF
HAUNCH



GALLERY



FURTHER INFORMATION



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agents and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agents nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2025.
RB&Co 0161 833 0555. www.richardbarber.co.uk

RENT

The units are available on a leasehold basis.

The rent is available on application.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

Thomas Marriott

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VAT

VAT will be payable on any transactions.

RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

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