Unit 7
Ormande Street, St Helens
WA9 5AE

B8
01925 320 520
www.b8re.com

TO LET

INDUSTRIAL / WAREHOUSE UNIT



2,010 sq ft (186.74 sq m)

LOCATION

St Helens is located at the heart of the Northwest region, approximately 11 miles Northwest of Warrington, 12 miles east of Liverpool and 26 miles West of Manchester. Warrington railway station is just 9 miles to the Southeast of the property providing regular West Coast mainline services to Glasgow to the North and London Euston to the South. Air communications are also excellent with Liverpool John Lennon Airport and Manchester Airport only 30 and 29 miles away. Unit 7 Ormande Street is situated in a prominent position, immediately adjacent Sherdley Road and near to the A570 Linkway which provides the main arterial route from St Helens to the M62 motorway. Other major occupiers located nearby include Screwfix, Travis Perkins, Edmundson Electrical, Euro Car Parts and Howdens.

DESCRIPTION

The property consists of the following specifications:

- Steel portal frame construction
- Metal profile cladding to the elevations
- Electric roller shutter access loading doors
- Office and WC accommodations
- Parking on site
- 3-phase power supply

TERMS

The property is available on a leasehold basis only.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statue.

CONTACT

For further information / viewings please contact:

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