



**Units 3C & 3D Bold Industrial Estate, Neills Road,
St Helens WA9 4TU**

1,947 – 3,894 SQ FT

- Modern Trade / Industrial Units
- Prime strategic location
- 2.5 miles from J8 of the M62
- 5 miles from A580 East Lancashire Road
- High power supply
- Flexible terms
- Low rents

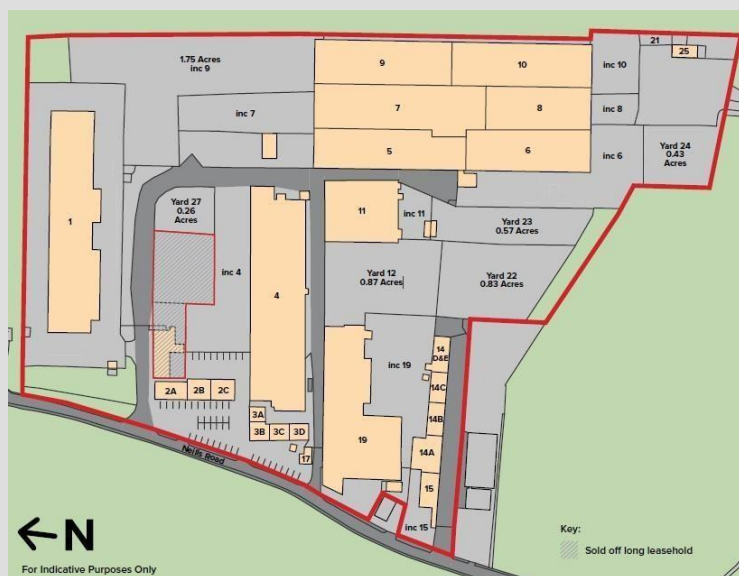
01925 320 420

www.b8re.com

LOCATION

Bold Industrial Estate is situated in a prime location for serving the North West.

The estate lies just 2 miles from Junction 8 of the M62 / Burtonwood Services, and approximately 5 miles from the A580 East Lancashire Road, giving easy access to the M62, M6 and the wider motorway network.



ACCOMODATION

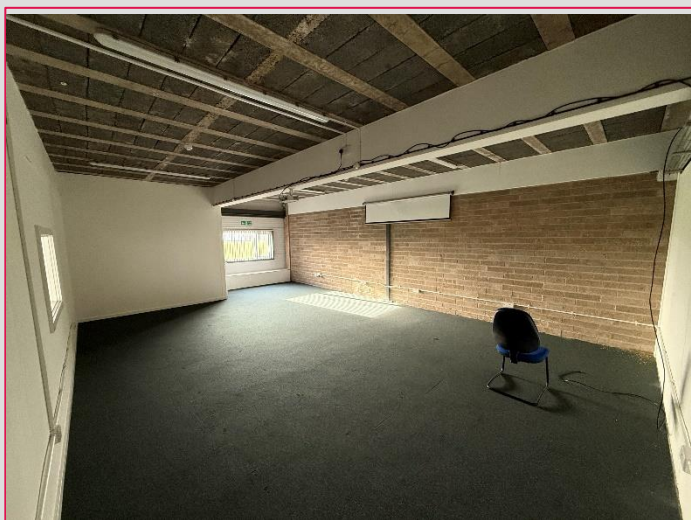
Bold Industrial Estate comprises a mix of warehouse space, open storage land, self-contained offices and small workshop units.

The units are a mix of newly clad warehouses and basic steel portal frame units, plus workshops.

There is also office space available with extensive car parking.

The larger units benefit from substantial yards and the higher bay warehouse contains 10 and 50 tonne overhead cranes and a power supply of up to 2000 kva from a dedicated sub station.

- Steel portal frame construction
- Part block, part insulated clad elevations
- Translucent roof lights
- 6m to haunch
- Ground floor glazing and entrance
- 3 phase electricity
- Shared yard/ car parking area with designated car parking spaces for each units
- Full height loading door for each unit



01925 320 520

www.b8re.com

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.



TERMS

Available on new flexible lease with terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

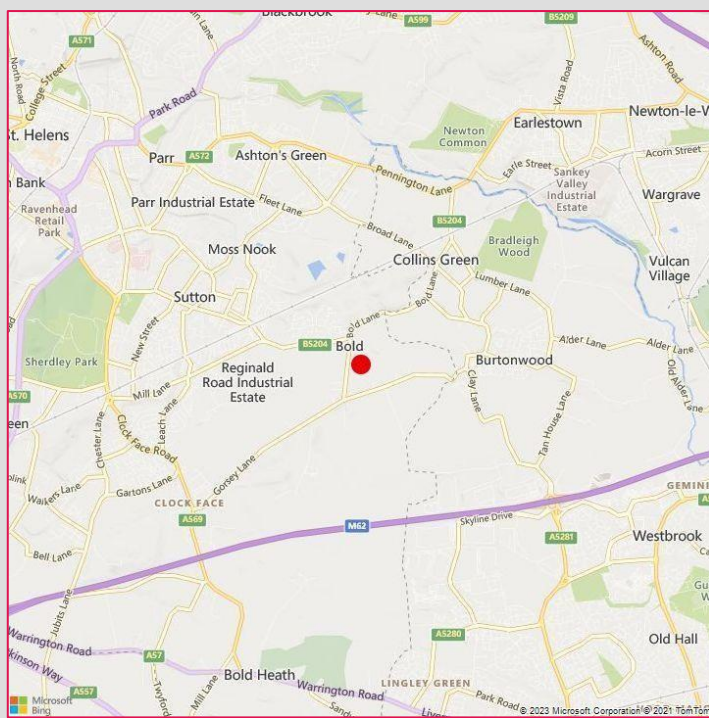
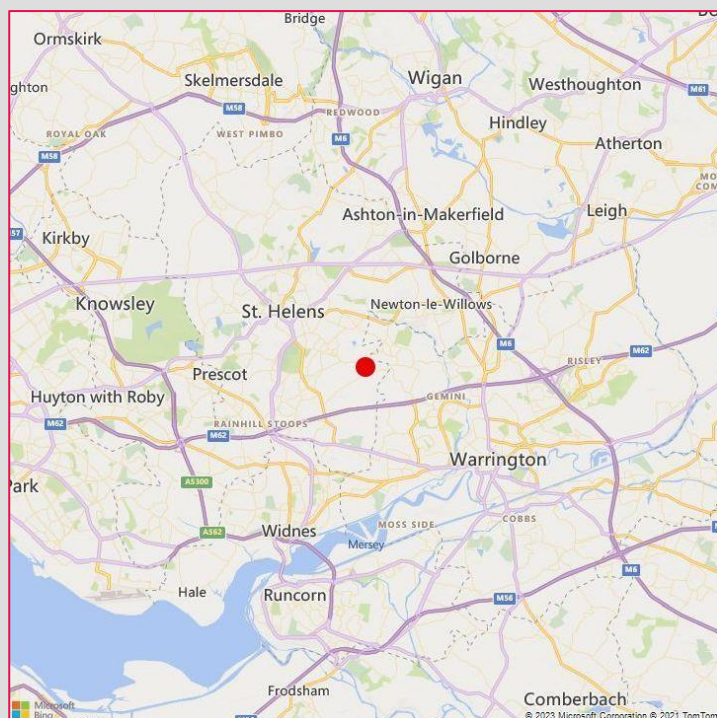
VIEWINGS

For further information please contact:

Thomas Marriott:

Email: Thomas@b8re.com

Tel: 01925 320 520



Date of publication January 2023

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

01925 320 520

www.b8re.com