# Units 6 & 8 Bold Industrial Estate, Neills Road, St Helens, WA9 4TU

B8
01925 320 520
www.b8re.com

**TO LET**

**27,797 sq ft – 39,260 sq ft**

**INDUSTRIAL / WAREHOUSE UNITS**

## LOCATION

Bold Industrial Estate is strategically located in St Helens, mid-way between Liverpool and Warrington, a prime location for serving the North West.

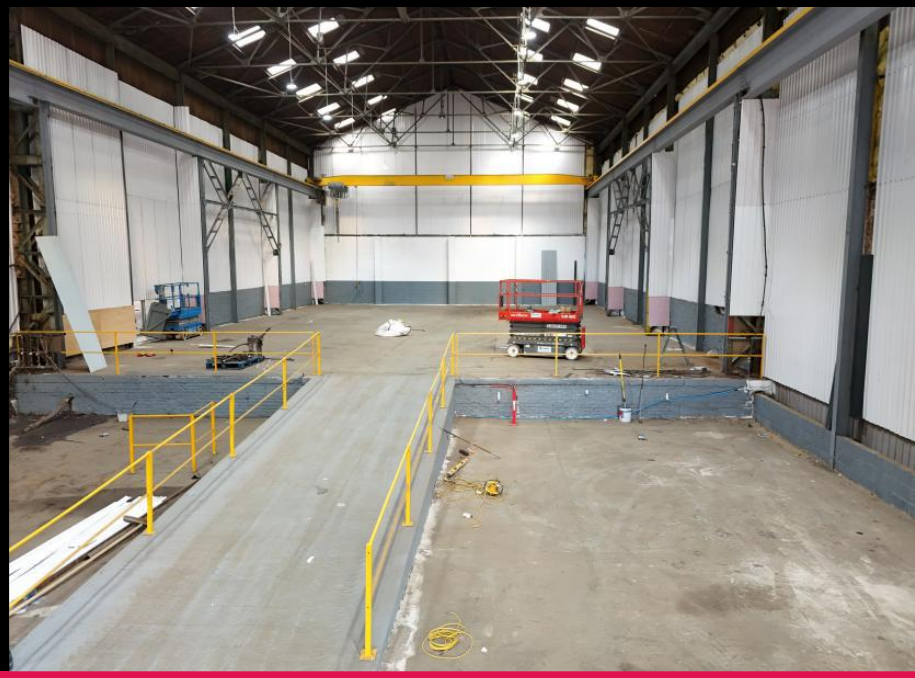
The estate lies just 2 miles from Junction 8 of the M62 / Burtonwood Services, and approximately 5 miles from the A580 East Lancashire Road, providing easy access to the M62, M6 and wider motorway network.

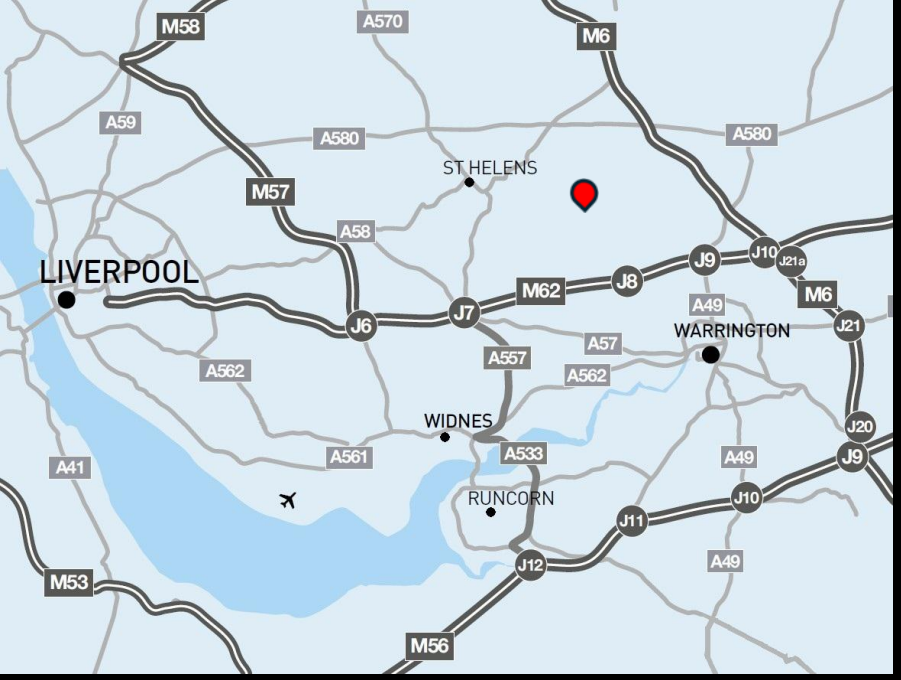
The estate comprises a mix of industrial warehouse units, open storage land, self-contained offices and small workshop units.

## DESCRIPTION

The property comprises a single storey, self-contained warehouse constructed of steel portal frame with steel profile cladding and brick / block lower walls. Specifications include:

- Large, secure concreted yard
- 8.5m – 9.6m eaves height
- Functional internal layout with split level loading platforms
- 2 - 5 roller shutter doors
- Translucent roof panels
- Separate office / amenity block





## LEASE TERMS

Available on new flexible leases, terms to be agreed

Quoting rental on Unit 6 (27,797 sq. ft.) – £166,782 per annum (£6.00 per sq. ft.)

Quoting rental on Unit 8 (11,463 sq. ft.) – £74,500 per annum (£6.49 per sq. ft.)

## LEGAL COSTS

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

## RATEABLE VALUE

Unit 6 - £67,000 (April 2026)

Unit 8 - TBC

## 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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