

Unit 3C Bold Industrial Estate, Neills Road,
St Helens, WA9 4TU

B8

01925 320 520
www.b8re.com

TO LET

1,947 sq ft (180.88 sq m)



MODERN TRADE / INDUSTRIAL UNIT

LOCATION

Bold Industrial Estate is strategically located in St Helens, mid-way between Liverpool and Warrington, a prime location for service 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 M6 and wider motorway network.

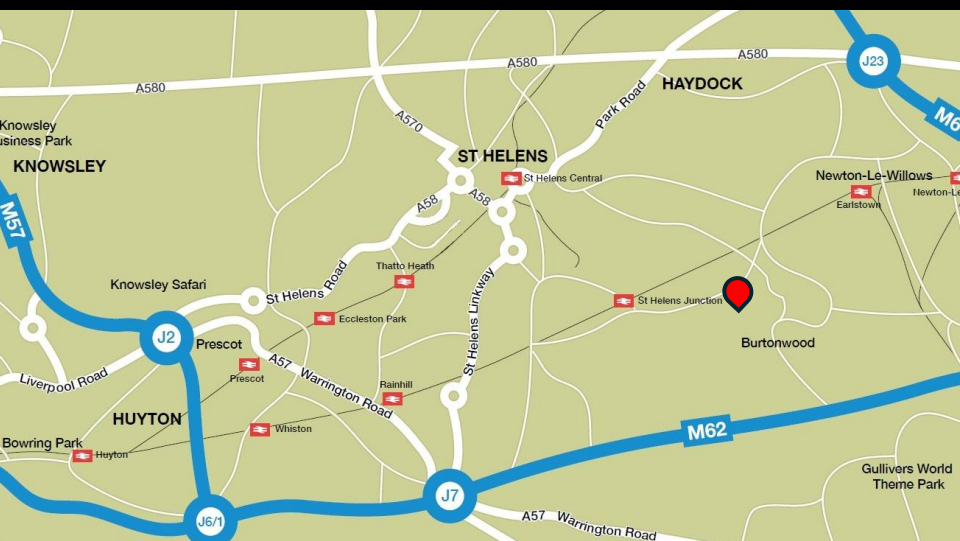
DESCRIPTION

Bold Industrial Estate comprises a mix of newly clad, steel portal warehouse space, open storage land, self-contained offices and small workshop units; extensive car parking is available.

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 2,000 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 spaces per unit**
- **Full height loading door**





PRICE

Available on request

TENURE

Available on a leasehold basis.

LEGAL COSTS

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

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 statute.

CONTACT

For further information / viewings please contact:

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