

**Unit 3 Harrier Court, Eurolink Business Park, St Helens,
WA9 4YR**

TO LET / MAY SELL

5,409 SQ FT (502.51 SQ M)



MODERN INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Eurolink Business Park is strategically located in St Helens, mid-way between Liverpool and Warrington. The estate has a prominent position on the A570 St Helens Linkway at the main entrance to the Lea Green estate.

The unit is situated within a modern development of 7 units. The development thrives on easy access to the motorway network via Junction 7 of the M62, which is less than half a mile to the South.

DESCRIPTION

The unit benefits from the following specification:

- Integral Office Space
- Male and female WC's
- Lighting in the warehouse
- Roof lights
- 3 phase power
- 7 metre eaves height
- Kitchen

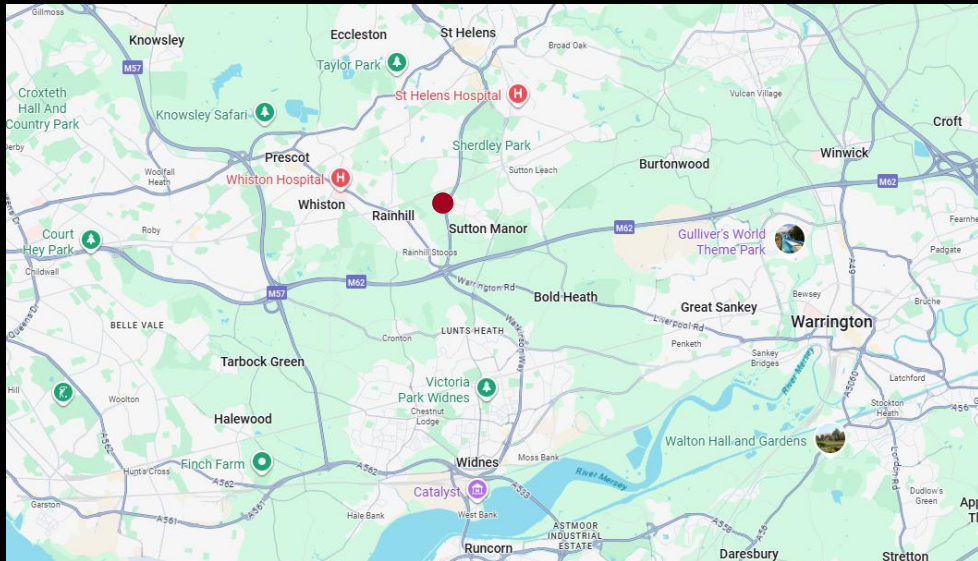
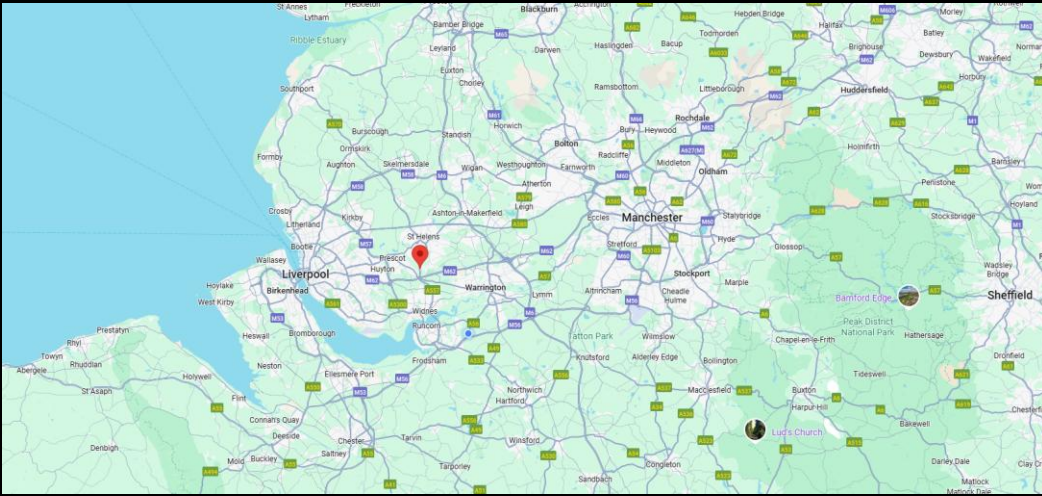
ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Warehouse	4,859	451.42
Office accommodation	550	51.10
TOTAL:	5,409	502.51

SERVICES

The property benefits from mains water and electricity.





TERMS

New Full Repairing and Insuring lease. Rental price on application.

Consideration may also be given to the sale of the unit.

EPC

Available upon request

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 please contact:-

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