

PARR INDUSTRIAL ESTATE, ST. HELENS, WA9 1PN



THE
FORGE

- FULLY REFURBISHED
- EXCELLENT MOTORWAY LINKS

TO LET

4,140 SQ FT

TRADE COUNTER / INDUSTRIAL UNIT

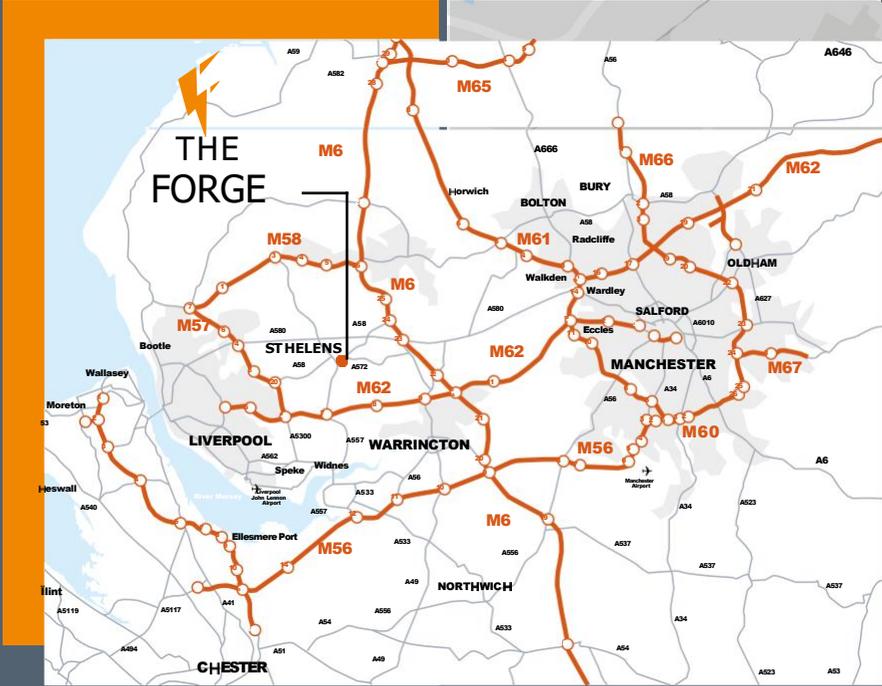
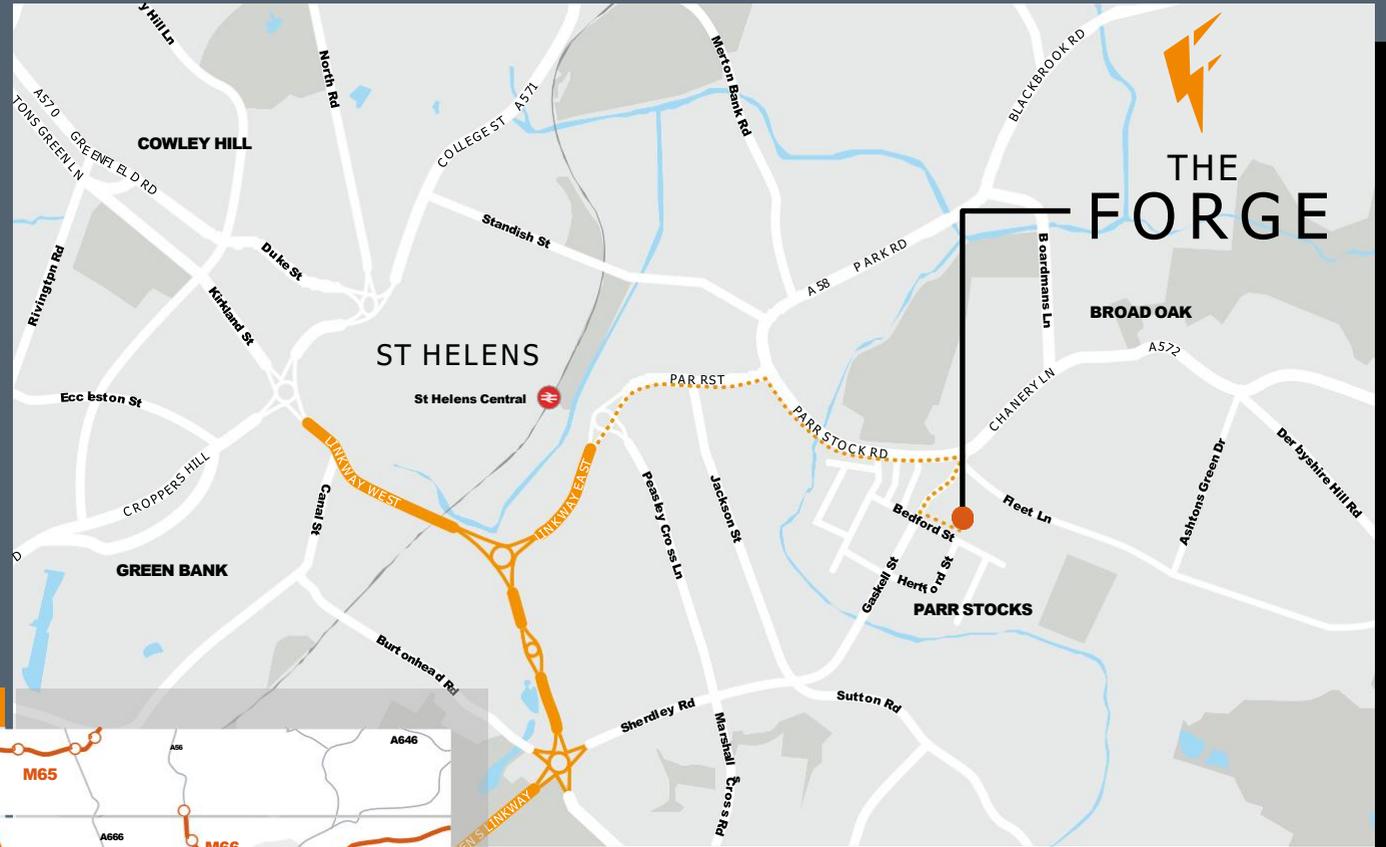
LAST REMAINING UNIT

LOCATION

The multi-unit estate is located off Bedford Street which forms part of Parr Industrial Estate.

The estate is strategically located with excellent transport links. St Helens linkway is just over 1 mile away which in turn leads to the M62 motorway. The M57 is just over 7 miles away and the M6 only 9 miles away from the property.

Liverpool John Lennon airport is 14 miles away.



DRIVE TIMES

M62	8 mins	Liverpool	24 mins
M57	14 mins	Manchester	35 mins
M6	10 mins	Chester	35 mins
Warrington	18 mins		

“ Strategically located with excellent transport links ”





DESCRIPTION

The units benefit from the following:



Each unit has its own level access loading door



W/Cs and kitchenettes per unit



Concrete warehouse floors



Eaves height 3.4m

Available for Immediate Occupation



THE
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GALLERY



FURTHER INFORMATION



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agents and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agents nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.
RB&Co 0161 833 0555. www.richardbarber.co.uk

RENT

The units are available on a leasehold basis.

The rent is available on application.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

Thomas Marriott

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VAT

VAT will be payable on any transactions.

RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

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