



RARE OPPORTUNITY

- 24/7 CCTV MONITORED SITE
- ELECTRICALLY OPERATED, GATED ACCESS AND FULLY FENCED
- EXCELLENT MOTORWAY LINKS
- 2,000 SQ. FT. PORTACABIN OFFICE
- PARKING AREA FOR UP TO 50 VEHICLES
- 2,500 SQ. FT. WORKSHOP/STORAGE UNIT
- OPTION TO RENT STORAGE CONTAINERS SEPERATELY
- FLEXIBLE LEASE TERMS AVAILABLE

TO LET

Yard Self Storage, 1 Bold Road, Sutton, St Helens, WA9 4JG



LOCATION

St Helens forms part of the Liverpool City Region and benefits from its proximity to major economic hubs. The subject property is located off Bold Street, and it was the former Huws Gray premises up and till December 2025.

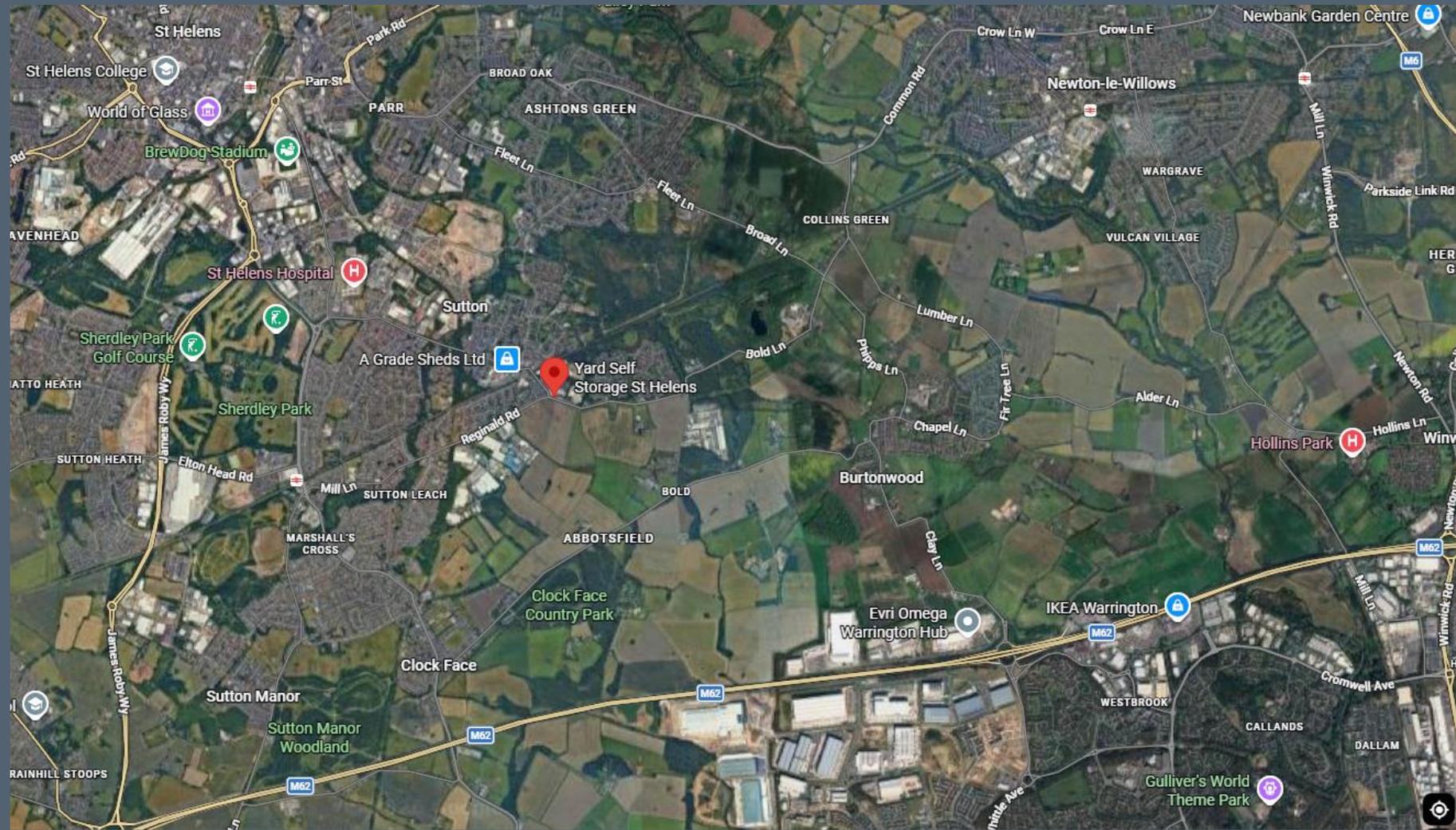
The town has a strong industrial and manufacturing heritage which initially centred around glass, pharmaceutical and textile industries. St Helens has a population of 185,000 and is recognised as a key commercial location for industrial warehousing and logistics. The town is a key contributor to the Liverpool City Region's £33 billion economy.

St Helens has great road communications with J23 of the M6 motorway 5 miles to the east, accessed via the A580 East Lancashire Road. J7 of the M62 is 4 miles to the south, accessed via the A570 St Helens Linkways.

The M62 motorway provides easy access to both Manchester and Liverpool City Centres in under 30 minutes travel time. The M62/M6 interchange is located 7 miles to the east, providing immediate access to regional and national motorways.

Rail links are also strong, with St Helens Central and St Helens Junction providing direct links to Manchester and Liverpool. London is accessible in just over 2 hours via the West Coast Main Line and offers links to Birmingham, Edinburgh and Glasgow.

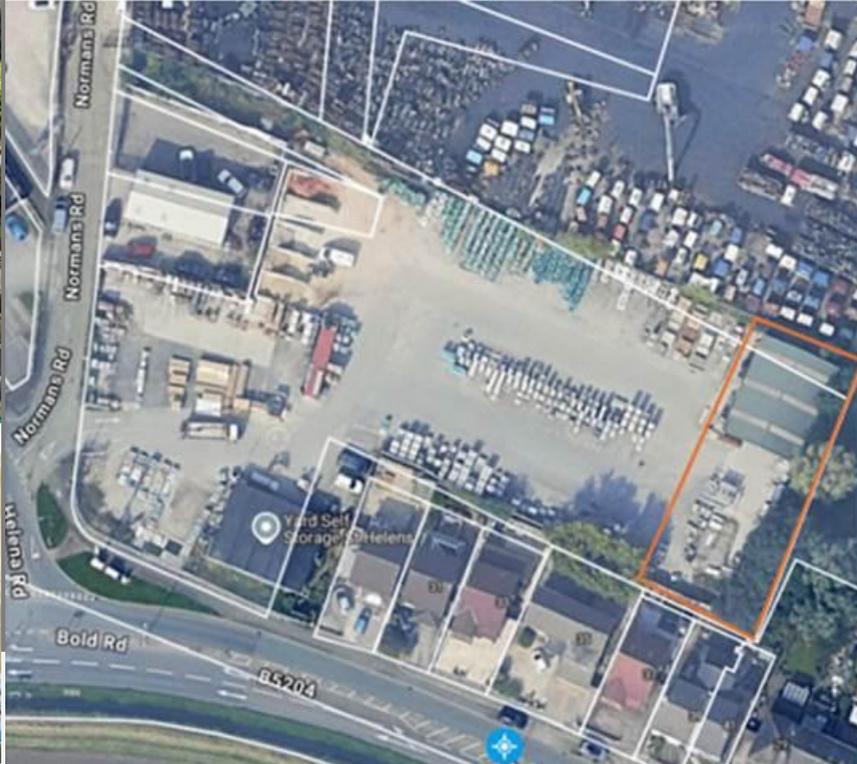
Air communications are excellent with Liverpool John Lennon and Manchester Airport only 15 miles and 29 miles, respectively.



DRIVE TIMES

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





OPTION 2

10,000 sq. ft. Compound with 5 drive in, pre-cast concrete storage bays

OPTION 1

2,500 sq. ft. unit with secure yard area of 3,000 sq. ft.



OPTION 3

2,000 sq. ft. Portacabin office with secure parking of 5,000 sq. ft.

FURTHER INFORMATION



RENT

The units are available on a leasehold basis.

The rent is available on application.

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.

SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

LEGAL COSTS

Each party will bear their own legal costs.

VAT

VAT will be payable on any transactions.

RATING

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

VIEWING

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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.

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