

**TO
LET/MAY
SELL**

Innovation House, Fleet Lane, St Helens, WA9 2RJ

B8
01925 320 520
www.b8re.com

38,700 sq. ft. on 2.35 acres



UNDER REFURB – PC SEPTEMBER 26

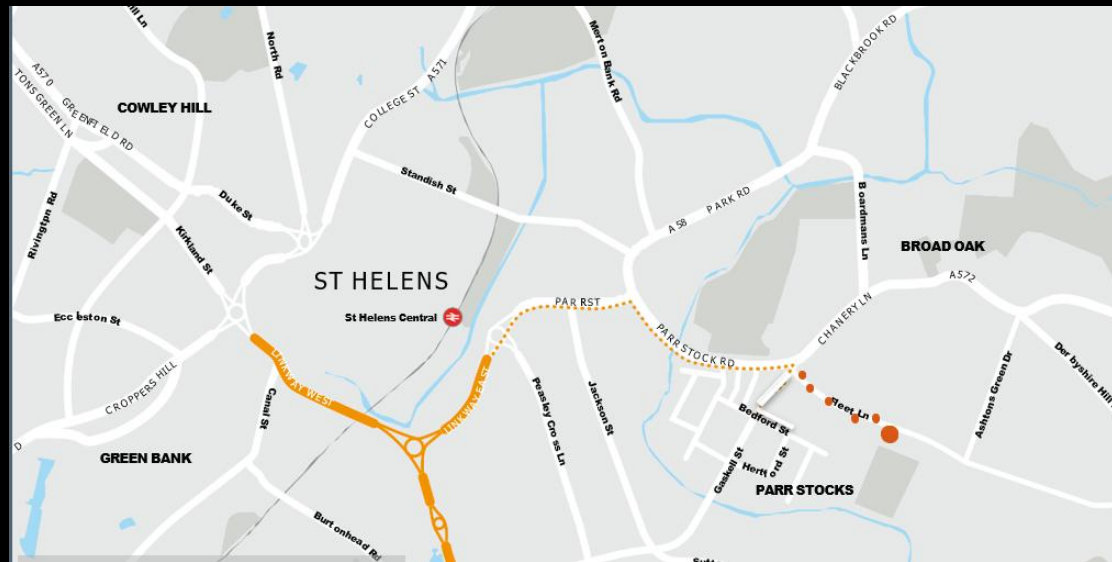
LOCATION

The subject property is located on established industrial area that forms part of the popular Parr Industrial Estate that is strategically nestled between Liverpool (15 miles) and Manchester (25 miles). Access to Fleet Lane is from Parr Stocks Road (A572), which is one of the main arterial routes serving St Helens town centre. Junctions 7 and 8 of the M62 motorway can be accessed approximately 5 miles to the south west and east respectively.

SPECIFICATION

The property comprises a detached distribution warehouse unit, built in the 1980's / 1990's, of steel portal frame construction but recently extensively refurbished back to frame.

- Height from 3.2M up to 5.3M.
- Newly replaced main warehouse roof and metal clad elevations.
- New LED warehouse lighting.
- Each building will have its own secure yard / car parking area.
- The office building will be demolished to create better access and larger external areas.
- Newly painted warehouse floors.
- New incoming electrical supply.





* Computer generated image



* Computer generated image

TERMS

Quoting rent is £300,000 per annum plus VAT.

LEGAL COSTS

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

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request once the refurbishment works are complete.

RATEABLE VALUE

Interested parties should make their enquiries to the local authority, St Helens Borough Council, but it is our understanding that the current Rateable Value is £129,000. Further details can be found on the government website.

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 or to arrange any viewings then please contact.

Jonathan Thorne

jon@b8re.com

07738735632

Anthony Mellor

anthony@b8re.com

07794757939



PROPERTY MISDESCRIPTONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.