



**Unit 7 Ormande Street, Sherdley Road
Industrial, Estate, St Helens, WA9 5AE**

2,010 SQ FT

- Available from the end of August 2026
- Surrounded by Trade Occupiers and Wholesalers
- A570 St Helens Linkway & Junction 7 of the M62
- New roof installed only 3 years ago

01925 320 520

www.b8re.com

LOCATION

St Helens is located at the heart of the North West region, approximately 11 miles North West of Warrington, 12 miles east of Liverpool and 26 miles West of Manchester. Warrington railway station is just 9 miles to the South East of the property providing regular West Coast mainline services to Glasgow (2 hours 45 minutes) to the North and London Euston (1 hour 52 minutes) to the South. Air communications are also excellent with Liverpool John Lennon Airport and Manchester Airport only 30 miles and 29 miles, respectively. Unit 6 Ormande Street is situated in a prominent position, immediately adjacent Sherdley Road and near to the A570 Linkway which provides the main arterial route from St Helens to the M62 motorway. Other major occupiers located nearby include: Screwfix, Travis Perkins, Edmundson Electrical, Euro Car Parts and Howdens.



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TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed with further details available upon request.

VAT

VAT will be applied to the quoting rent if applicable.

AML

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

EPC

Unit 7 Sherdley Road Industrial Estate Ormande Street ST HELENS WA9 5AE	Energy rating C
Valid until 21 March 2032	Certificate number 7771-3474-9451-9608-5803

BUSINESS RATES

Interested parties should make their own enquiries to the local authority. The current Rateable Value is £10,250 so rates payable estimate is £5,125 for 2026/27 before any potential SBRR, if applicable.

VIEWINGS

For further details of the rent and other charges are available upon application to the agent: -

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Sam Paddon
Sam@b8re.com



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PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

