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Unit 1 Spring Farm

Lower Rake Lane, Helsby, Cheshire, WA6 0HT

Leasehold
Warehouse

6,821 sq ft (633 sq m)



To Let | £30,000 per annum



Amenities

- Level Access Doors
- On site parking
- Good transport links
- Rural location
- Yard
- 4.1m eaves

Unit 1 Spring Farm

Description

The property is a modern open plan warehouse with concrete flooring. The unit benefits from one level access roller shutter door and fluorescent strip lighting.

Externally, there is also a good sized shared yard area to the front. The property is well suited to a range of storage or light industrial occupiers.

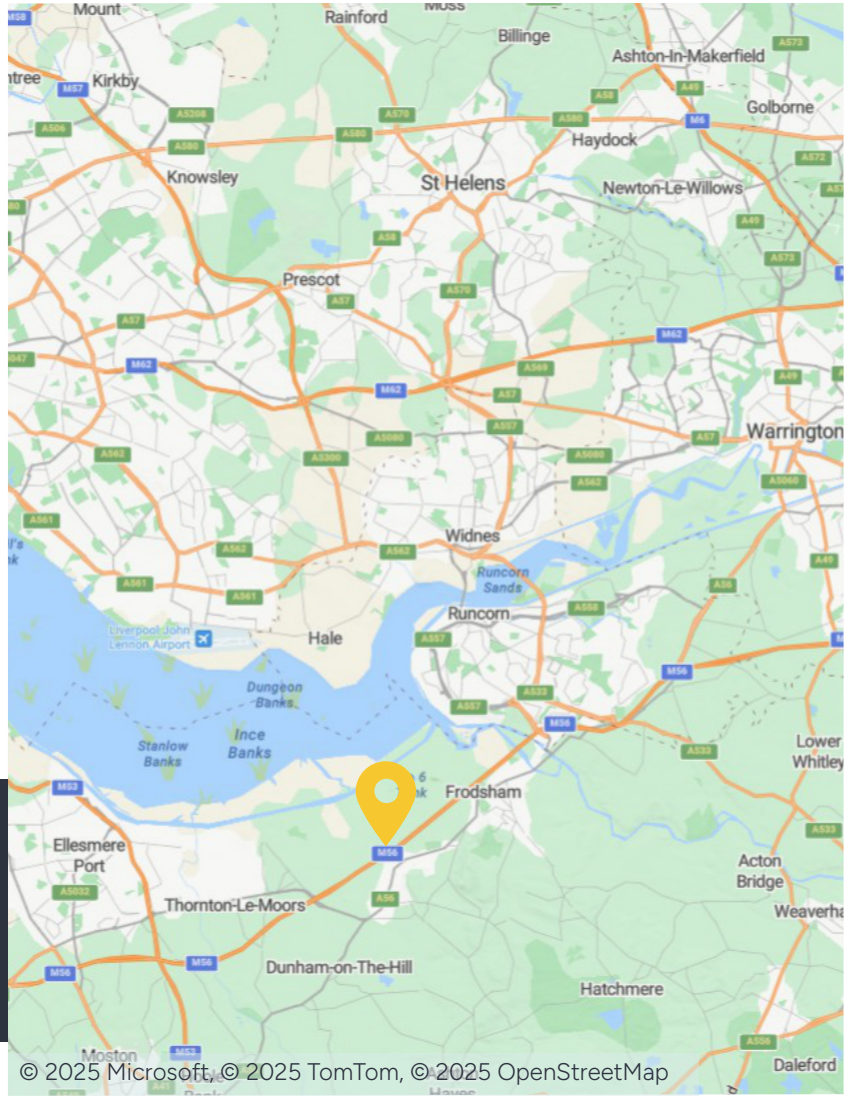


Location

The property is located on Spring Farm on the outskirts of Helsby, Cheshire.

The property occupies a semi-rural location, adjacent to the M56 with good access to junction 14.

Address: Yard at Spring Farm, Lower Rake Lane, Helsby, Cheshire, WA6 0HT
What3words: ///denser.garage.revisits



Locations
J14 M56 motorway: 2.7 miles
Ellesmere Port: 8 miles
Warrington: 10 miles

Nearest station
Helsby Station: 0.5 miles

Nearest airport
Liverpool John Lennon: 15 miles

Further information

Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £30,000 per annum.

Tenure

Leasehold.

Lease Terms

The property is available by way of new FRI lease for a term of years to be agreed between the parties.

Business Rates

Interested parties should make their own enquiries. Further information is available upon request.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated November 2026. Photographs dated August 2026.