

**Unit 3C & 3D Bold Industrial Estate, Neills Road,  
St Helens, WA9 4TU**

**B8**

**01925 320 520**

[www.b8re.com](http://www.b8re.com)

**TO LET**

**1,947 – 3,894 SQ FT (180.88 – 361.76 sq meters)**



**MODERN TRADE / INDUSTRIAL UNITS**



## LOCATION

Bold Industrial Estate is situated in a prime location for serving the Northwest.

The estate lies just 2 miles from Junction 8 of the M62 / Burtonwood services, and approximately 5 miles from the A580 East Lancashire Road, giving easy access to the M62, M6 and the wider motorway network.

## DESCRIPTION

Bold Industrial Estate comprises a mix of warehouse space, open storage land, self-contained offices and small workshop units.

The units are a mix of newly clad warehouses and basic steel portal frame units, plus workshops.

There is also office space available with extensive car parking.

The larger units benefit from substantial yards and the higher bay warehouse contains 10 and 50 tonne overhead cranes and a power supply of up to 2,000 kva from a dedicated sub station.

- Steel portal frame construction
- Part block, part insulated clad elevations
- Translucent roof lights
- 6 metres to haunch
- Ground floor glazing and entrance
- 3 phase electricity
- Shared yard/car parking area with designated car parking spaces for each unit
- Full height loading door for each unit



## PRICE

Available upon request

## TENURE

Available on a leasehold basis.

## LEGAL COSTS

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

## 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 please contact:-

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