

Fully Refurbished

Industrial / Warehouse Unit
To Let

102,694 sq ft (9,540 sq m)

Available Now

Eurolink, Lea Green, St Helens,
Liverpool, WA9 4TT



S T H E L E N S I O 3

A WELL ESTABLISHED DISTRIBUTION HUB

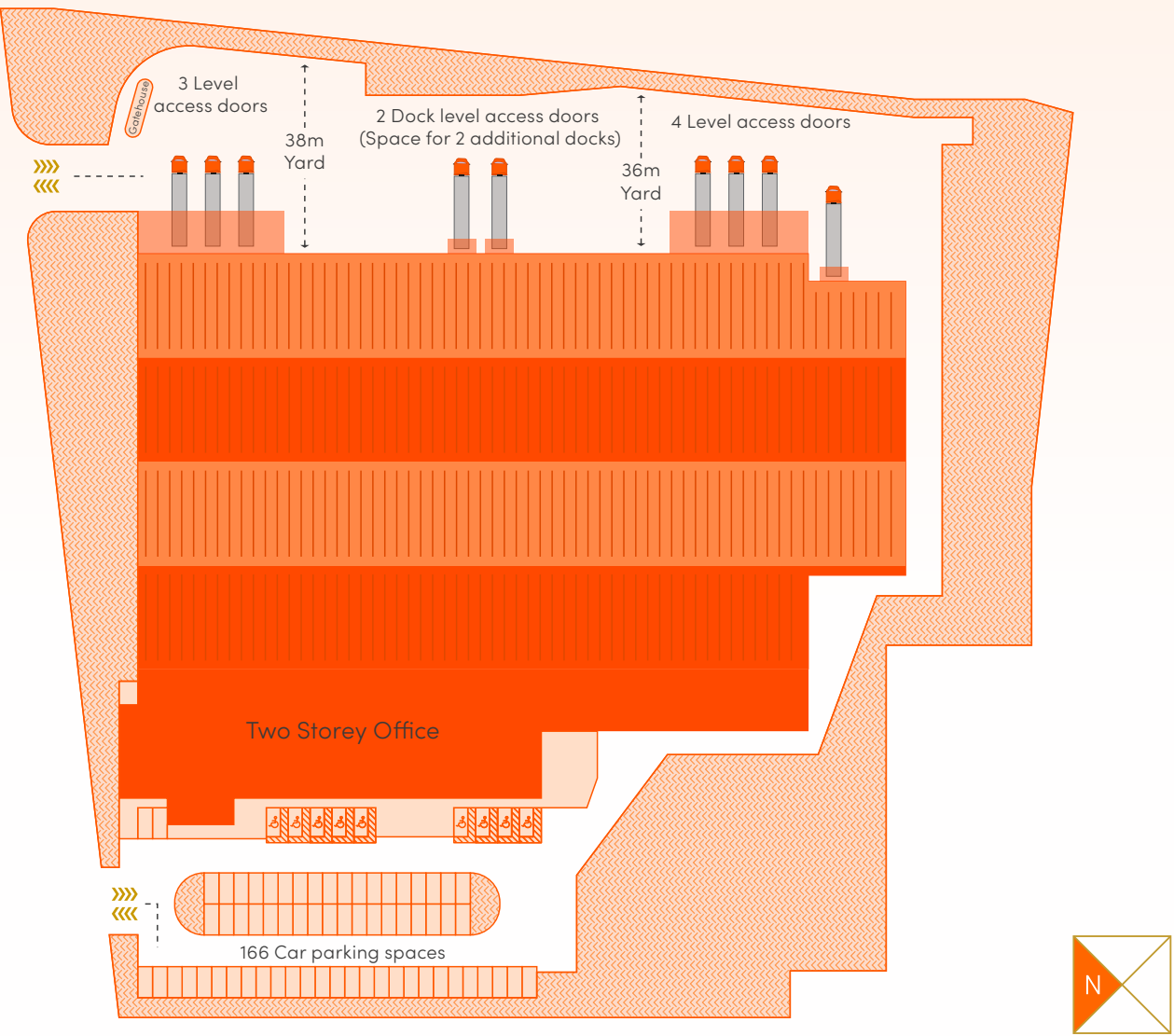


Strategically located just off the A570 dual carriageway, 1.5 miles north of Junction 7 of the M62 motorway, this recently refurbished property offers exceptional functionality and modernised facilities. With an impressive eaves height of 9.5m, the building is well-suited for a variety of industrial and logistical operations. The property also includes two covered loading bays spanning approximately 6,028 sq ft, ensuring efficient handling capabilities.

UNIT SPECIFICATION

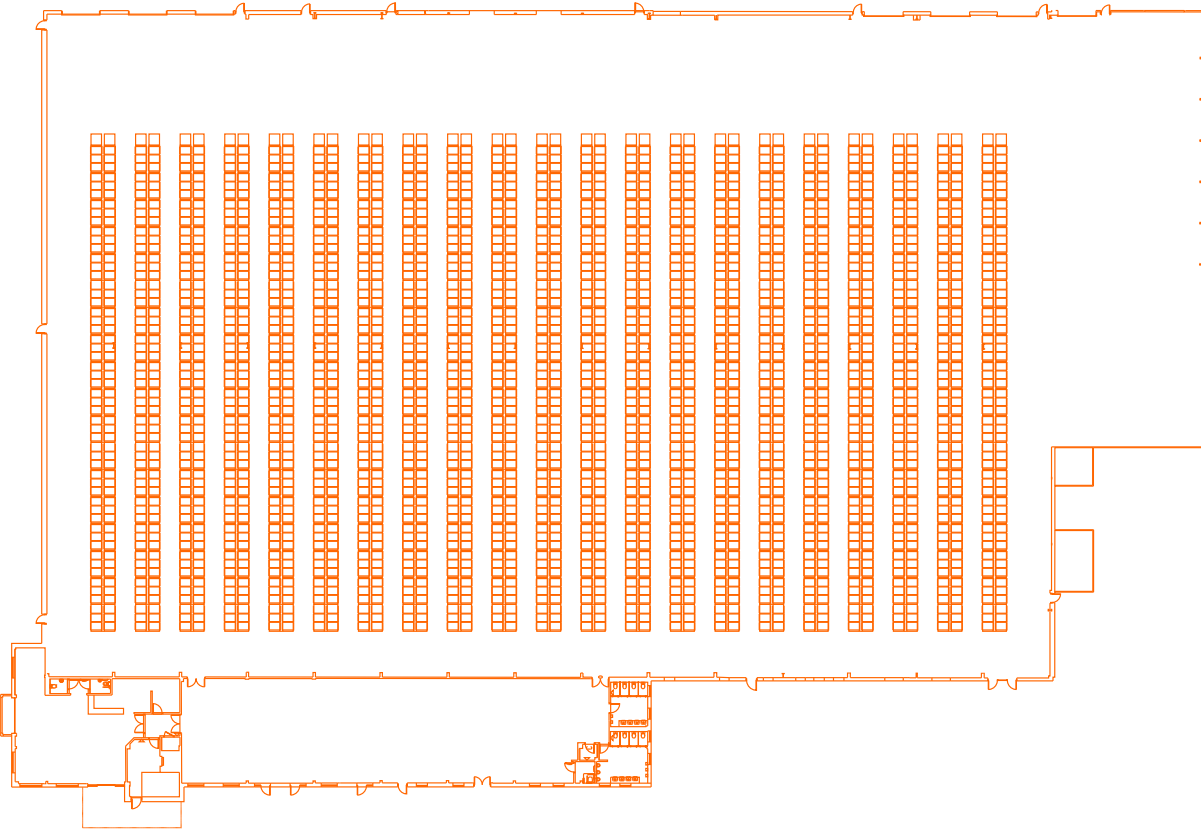
- | | | | |
|--|--|--|--|
| 
EPC
rating A | 
7 Level
access doors | 
2 Dock
level doors | |
| 
Secure
concrete yard | 
500 kVa
Power supply | 
Heating and lighting to
the warehouse area | |
| 
166 Car
parking spaces | 
9.5m Eaves
height | 
12,474 VNA
pallet positions | 
Two storey
offices |

MAPPED FOR SUCCESS DESIGNED FOR YOU



St Helens I03	SQ FT	SQ M
Warehouse	86,010	7990.6
Warehouse Undercroft	5,726	532
G.F. Reception / Amenity	2,806	260.7
F.F. Office / Amenity	8,152	757.3
Total	102,694	9540.6

Total Site Area 2.25 hectares (5.58 acres)



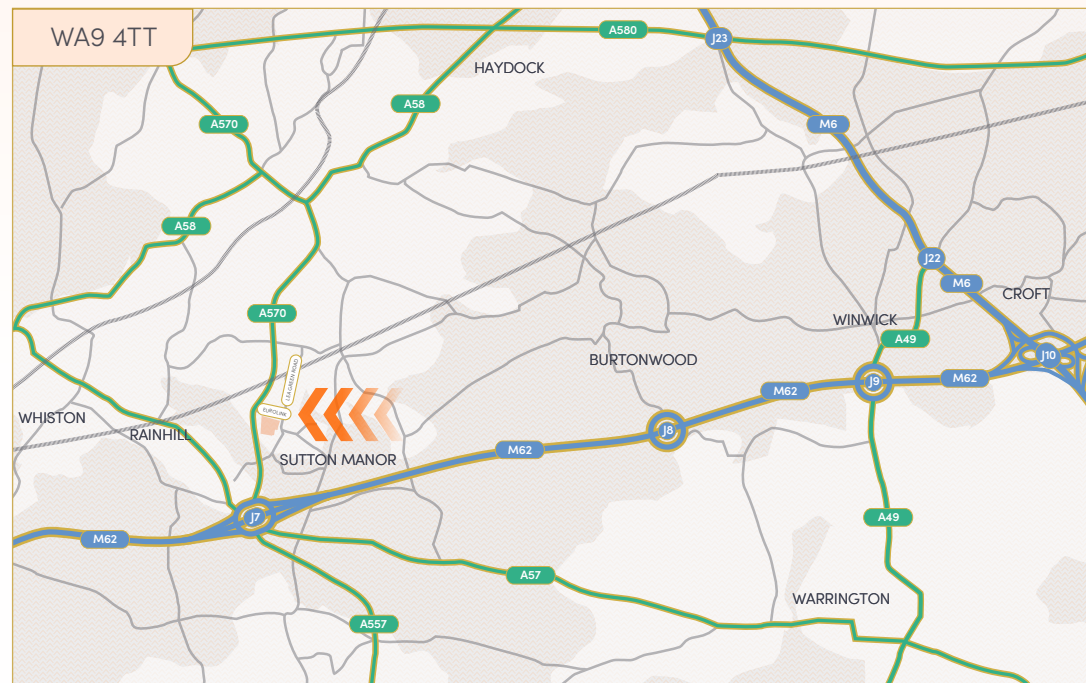
Racking Layout 12,474 Pallets



A LOCATION THAT DOES THE WORK FOR YOU

Located in the thriving industrial area of St Helens, this substantial 102,694 sq ft facility offers exceptional logistics potential. Strategically positioned close to major transport routes, it provides direct access to the M62 (Junction 7), ensuring excellent connectivity across the Northwest and beyond.

Its proximity to the region's primary road networks allows for efficient distribution to nearby urban centers, including Liverpool and Manchester, as well as access to the Port of Liverpool and major rail and airport infrastructure.



Travel Times



St Helens
3 miles / 9 mins



M62 Junction 7
8 miles / 12 mins



Liverpool
13 miles / 24 mins



Manchester
26 miles / 32 mins



Liverpool John Lennon
11 miles / 19 mins



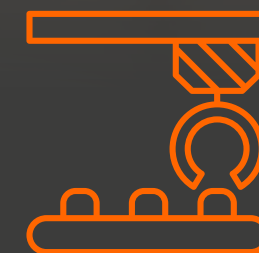
Manchester Int.
26 miles / 27 mins



Port of Liverpool
13 miles / 31 mins



AVERAGE
WEEKLY PAY
IN THE **ST**
HELENS AREA
IS **£545.90**



11,377 PEOPLE
WORK IN THE
LOGISTICS AND
DISTRIBUTION
SECTOR



ST HELENS HAS
4.3 MILLION
POTENTIAL
EMPLOYEES WITHIN
A **60 MIN DRIVE**



Paul Cook

paul.j.cook@cbre.com
+44 (0) 7793 119 221

Darren Hill

darren.hill2@cbre.com
+44 (0) 7590 485 287



Jon Thorne

jon@b8re.com
+44 (0) 7738 735 632

Alex Perratt

alex@b8re.com
+44 (0) 7951 277 612



Jonathan Mackie

jonathan.mackie@eqtexeter.com
+44 (0) 7518 292 269

Paul Chatterjee

paul.chatterjee@eqtexeter.com
+44 (0) 7834 001 600