



8 Brindley Road, Reginald Road Industrial Estate, St. Helens, WA9 4HY
 Large Warehouse/Industrial Unit

Summary

Tenure	To Let
Available Size	6,904 sq ft / 641.40 sq m
Rent	£40,000 per annum
Rates Payable	£14,291.25 per annum
Rateable Value	£25,750
EPC Rating	D

Key Points

- Established Industrial Estate
- Off Road Parking
- Highly Accessible
- Flexible Accommodation
- Popular Location
- Competitive Rents

Location

Brindley Road Industrial Estate is situated off Reginal Road industrial area 2 miles to the south east of St Helens town centre with large scale surrounding residential. The area has good access to the St Helens expressway and in turn to Rainhill Stoops Junction 7 of the M62 Motorway.

Description

The property comprises of a warehouse with two storey offices with air conditioning in part. There are toilets and WC facilities and the offices link internally to the warehouse which has an eaves height of approximately 3 meters with translucent roof lights. To the left hand side of the offices is a car park/service yard capable of parking up to 8 to 10 vehicles. There is a roller shutter to the right hand side of the offices which allows access for unloading into the warehouse area behind. Three phase electricity is provided.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building - Main Warehouse	4,658	Available
Unit	645	Available
Building - Two Storey	1,601	Available
Total	6,904	

Lease Terms

Available by way of a new tenants Full Repairing and Insuring basis for a minimum 5 year term.

Rental

£40,000 PA.

Services

All main services are connected.

Legal Costs

Each party are responsible for their own legal costs incurred.



Viewing & Further Information



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