



11C Brindley Road, Reginald Road Industrial Estate, St. Helens, WA9 4HY
 Workshop with Large Yard

Summary

Tenure	To Let
Available Size	7,198 sq ft / 668.72 sq m
Rent	£40,000 per annum
Service Charge	N/A
Rates Payable	£11,655 per annum
Rateable Value	£21,000
EPC Rating	C (81)

Key Points

- Popular Industrial Estate
- Office Content
- Secure Gated Entrance
- Large Front Yard
- Mezzanine Level

Location

The property is situated on Brindley Industrial Estate, which is a popular industrial park location, 2 miles South East of St Helens town centre. There is easy access to the A57, A570 St Helens Linkway, which leads to Junction 7 of the M62 motorway.

Description

We are delighted to bring to the market this warehouse/storage unit benefitting from ground floor storage/offices, a mezzanine level and further offices at first floor.

The unit has secure gated access, an electronically operated roller shutter door and 3 phase electricity. The unit is serviced by a large front yard leading directly on to Brindley Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,290	398.55
Mezzanine	2,220	206.24
1st	688	63.92
Total	7,198	668.71

Lease Terms

Available by way of a new tenants Full Repairing and Insuring Lease for a minimum 3 year term.

Rental

£40,000 per annum.

Services

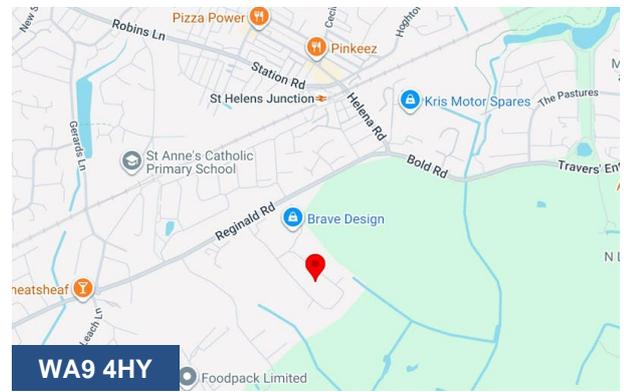
All main services are connected.

VAT

The above rental quoted is exclusive of VAT, should it be applicable.

Legal Cost

Each party are to be responsible for their own legal costs incurred.



Viewing & Further Information



Ian Scott

01925 414909

iscott@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/01/2026

