



6-7 Brindley Road, Reginald Road Industrial Estate, St. Helens, WA9 4HY
 Industrial/Storage Warehouse with Ancillary Offices

Summary

Tenure	To Let
Available Size	1,945 to 15,371 sq ft / 180.70 to 1,428.01 sq m
Rent	£90,000 per annum
Rates Payable	£29,137.50 per annum
Rateable Value	£52,500
EPC Rating	Upon enquiry

Key Points

- Popular Industrial Estate
- Office Content
- Secured Gated Entrance
- Front Yard

Location

Brindley Road Industrial Estate is situated off Reginald 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 two main warehouse buildings with office content on the larger unit fronting onto Brindley Road. The newer warehouse is of steel portal frame with roller shutter access and delivery yard with a 5m Eaves height. The older building immediately fronts Brindley Road and has roller shutter access to the side with parking for approximately 8 cars. The offices are a selection of room sizes with WC facilities and kitchen areas. Three phase electricity is provided.

These units can be combined with unit 8 and unit 13 if more space is required. Further details on application.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit	9,636	Available
Building	3,790	Available
Ground	1,945	Available
Total	15,371	

Lease Term

Available by way of a new Tenants full repairing and insuring basis for a minimum 5 year term.

Rental

£90,000 PA

Services

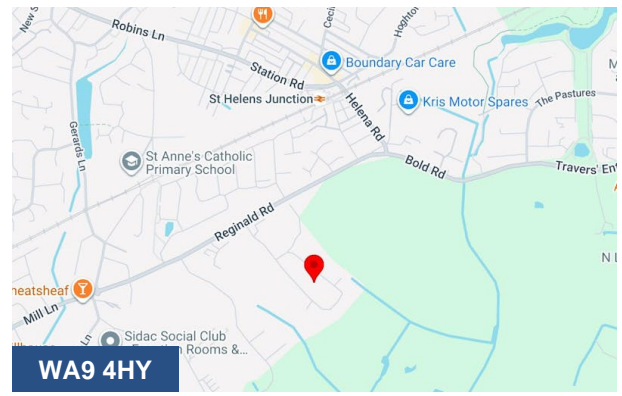
All main services are connected.

Legal Costs

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

VAT

We are advised VAT is applicable to the above rental price.



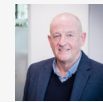
Viewing & Further Information



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