



13 Brindley Road, Reginald Road Industrial Estate, St. Helens, WA9 4HY
Extensive Warehouse/Workshop Premises

Summary

Tenure	To Let
Available Size	14,507 sq ft / 1,347.74 sq m
Rent	£85,000 per annum
Rates Payable	£29,415 per annum
Rateable Value	£53,000
EPC Rating	Upon enquiry

Key Points

- Established Industrial Estate
- Flexible accommodation
- Popular Location
- Competitive rents
- Off road parking
- Highly Accessible

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 warehouse units with a more modern section separate from the older manufacturing unit adjacent. The smaller unit is of portal steel frame construction and has a service yard/car park immediately in front surrounded by secure palisade fencing. The older and larger unit has small mezzanine areas and an additional yard area to the rear. WC facilities are available and three phase electricity is provided.

These units can be combined with units 6/7 and unit 8 if more space is required. Further details on application.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building - Modern Area	4,128	Available
Building - Original Area	10,379	Available
Total	14,507	

Lease Terms

Available by way of a new tenants Full Repairing and Insuring lease for a minimum of 5 years.

Rental

£85,000 PA.

Services

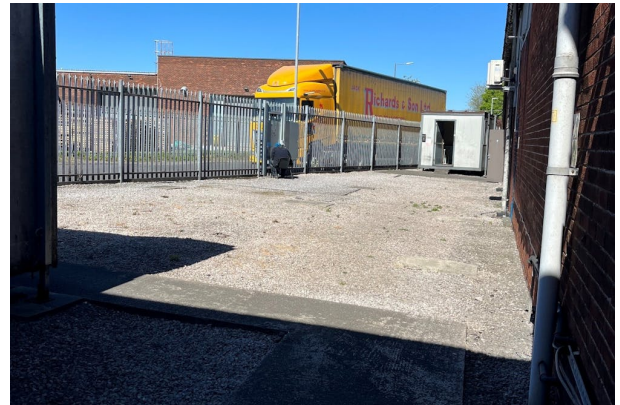
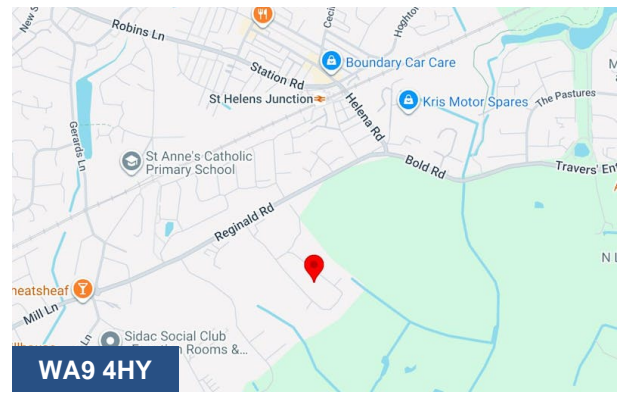
All mains services are connected.

VAT

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

Legal Costs

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



Viewing & Further Information



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