

Eurolink 102, St Helens

TO LET

Eurolink
Lee Green
St Helens
WA9 4TT

102,694 sq ft (9,541 sq m)

UNDER
REFURBISHMENT





Strategically located directly off the A570 dual carriageway, 1.5 miles north of Junction 7 of the M62 motorway. This freehold property comprises a well specified industrial facility with ground and first floor ancillary office accommodation, as well as extensive secure loading and car parking facilities. In addition, the property benefits from two covered loading bays providing around 560 sq m (6,028 sq ft). The total site area extends to approximately 2.25 hectares (5.58 acres), with overall site coverage ratio being approximately 45% and the footprint coverage being approximately 41%

LOCATION

The unit is strategically located at Lea Green directly off the A570 dual carriage way, 1.5 miles north of Junction 7 of the M62.



DRIVE TIMES

Junction 7, M62 Motorway
12 minutes (8.4 miles)

St Helens
9 minutes (3.4 miles)

Liverpool
28 minutes (12.4 miles)

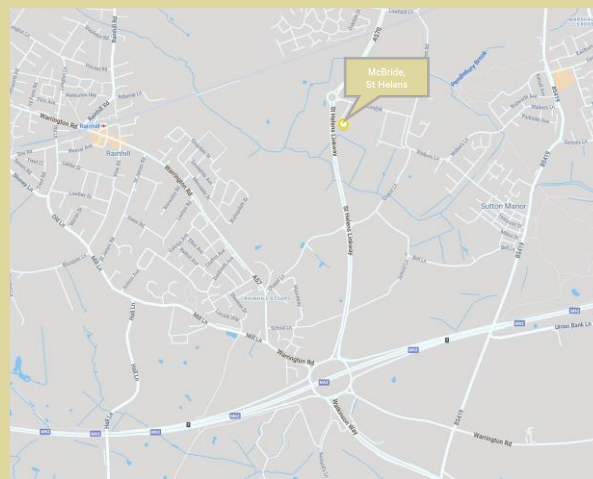
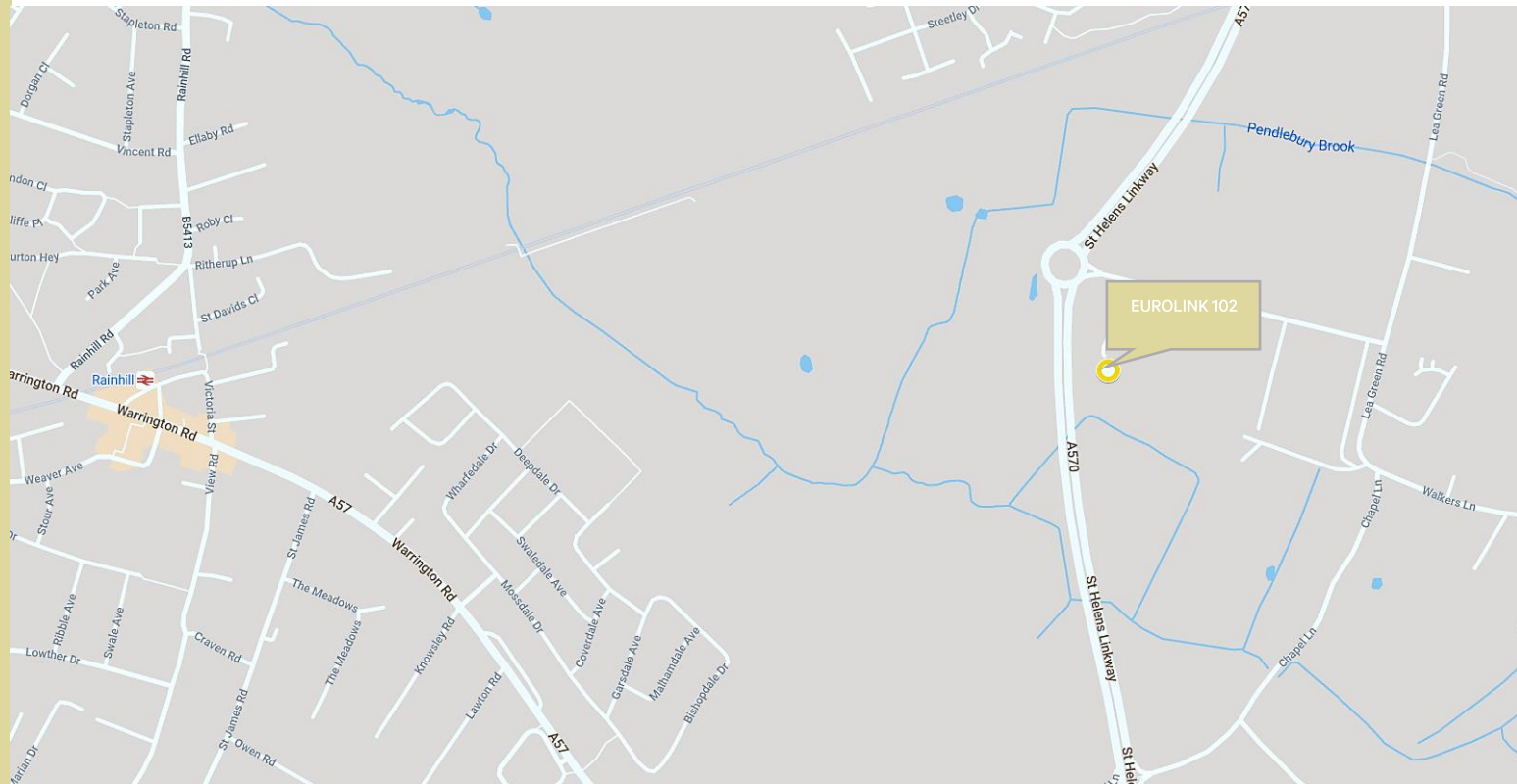
Manchester
36 minutes (25.8 miles)

Liverpool John Lennon Airport
19 minutes (10.9 miles)

Manchester International Airport
27 minutes (25.9 miles)

Rainhill Train Station
5 minutes (2 miles)

Liverpool Port
31 minutes (13.3 miles)





Site

ACCOMMODATION

	SQ M	SQ FT
Warehouse ¹	8,080.90	86,982
Warehouse ²	447.61	4,818
Plant Room	35.49	382
Ground Floor Offices	789.58	8,449
First Floor Offices	789.58	8,499
Total Approx GIA	10,143.16	109,180

¹ Internal height 9.5 metres/31 ft

² Internal height 4.5 metres/14 ft 9 ins

In addition, the property benefits from two covered loading bays providing around 560 sq m (6,028 sq ft).

Detailed planning a consent was granted by St Helen's Council in March 2002 for a 'manufacturing facility with associated offices, car parking and landscaping'.

SPECIFICATION

OFFICES



16,898 SQ FT
OFFICE SPACE
OVER 2 FLOORS



ALUMINIUM
FRAMED DOUBLE
GLAZING



SUSPENDED CEILINGS
WITH RECESSED
LIGHTING



CARPETED RAISED
ACCESS FLOORS



GAS FIRED
CENTRAL HEATING



8-PERSON
PASSENGER
LIFTS



WAREHOUSE



STEEL PORTAL FRAME
CONSTRUCTION



4.5 TO 9.5 METERS
EAVES HEIGHT



FULL HEIGHT
PROFILED STEEL
CLADDING



CONCRETE GROUND
FLOOR SLAB – UDL
50KN PER SQ M



7 X LEVEL ACCESS
LOADING DOORS



LIGHTING AND
OVERHEAD GAS
RADIANT HEATERS



SECURE CONCRETE
SERVICE YARD



SEGREGATED CAR
PARK FOR 166 CARS





Contacts

For further information or to arrange an inspection please contact.

CBRE

PAUL COOK



07793 119 221



paul.j.cook@cbre.com

DARREN HILL



07590 485 287



darren.hill2@cbre.com

B8

REAL ESTATE

JON THORNE



07738 735 632



jon@b8re.com

ALEX PERRATT



07951 277 612



alex@b8re.com

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