



**Unit 3B Bold Industrial Estate, Neills Road,  
St Helens, WA9 4XG**

**1,947 SQ FT**

- Modern Trade / Industrial Unit
- Prime strategic location
- 2.5 miles from J8 of the M62
- 5 miles from A580 East Lancashire Road
- High power supply
- Flexible terms
- Low rents

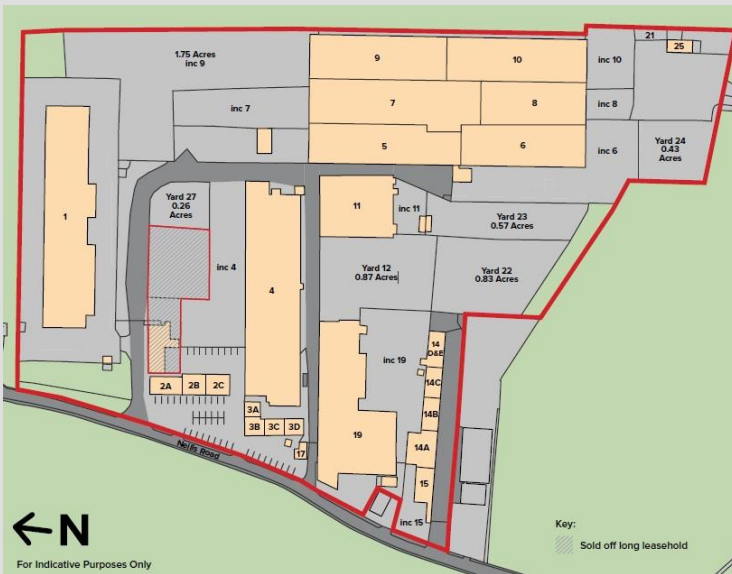
**01925 320 520**

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## LOCATION

Bold Industrial Estate is situated in a prime location for serving the North West.

The estate lies just 2 miles from Junction 8 of the M62 / Burtonwood Services, and approximately 5 miles from the A580 East Lancashire Road, giving easy access to the M62, M6 and the wider motorway network.



## ACCOMODATION

Bold Industrial Estate comprises a mix of warehouse space, open storage land, self-contained offices and small workshop units.

The units are a mix of newly clad warehouses and basic steel portal frame units, plus workshops.

There is also office space available with extensive car parking.

The larger units benefit from substantial yards and the higher bay warehouse contains 10 and 50 tonne overhead cranes and a power supply of up to 2000 kva from a dedicated sub station.

- Steel portal frame construction
- Part block, part insulated clad elevations
- Translucent roof lights
- 6m to haunch
- Ground floor glazing and entrance
- 3 phase electricity
- Shared yard/car parking area with designated car parking spaces for each units
- Full height loading door for each unit

## BUSINESS RATES

Interested parties should make their own enquiries to the local authority.



## TERMS

Available on new flexible lease with terms to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

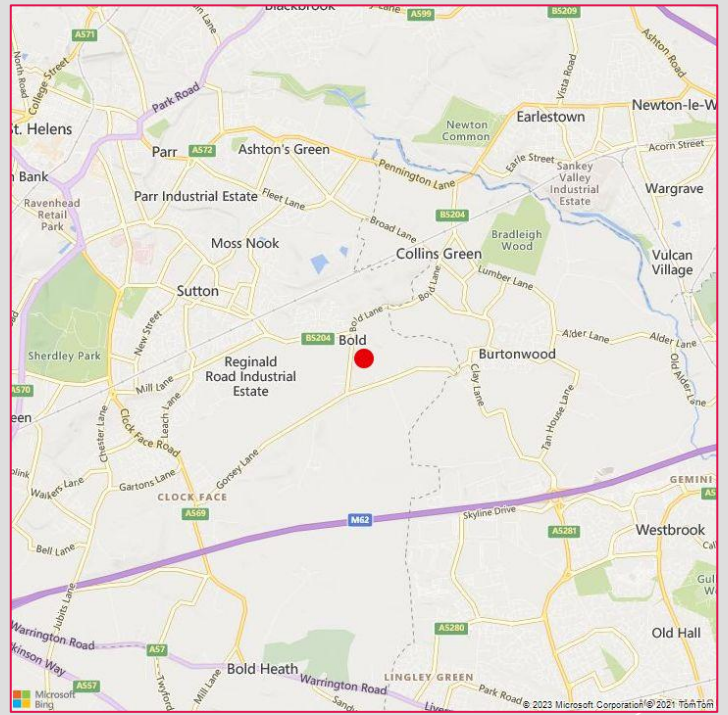
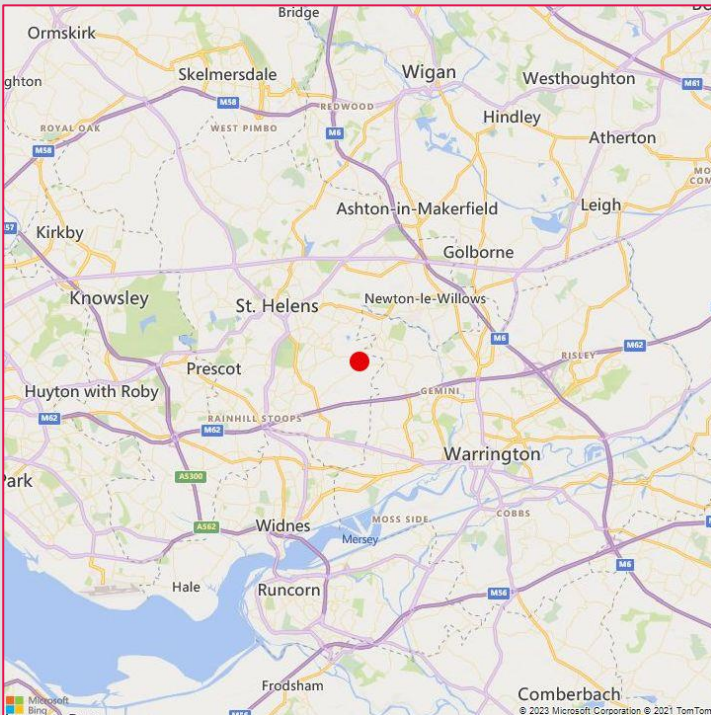
## VIEWINGS

For further information please contact:

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