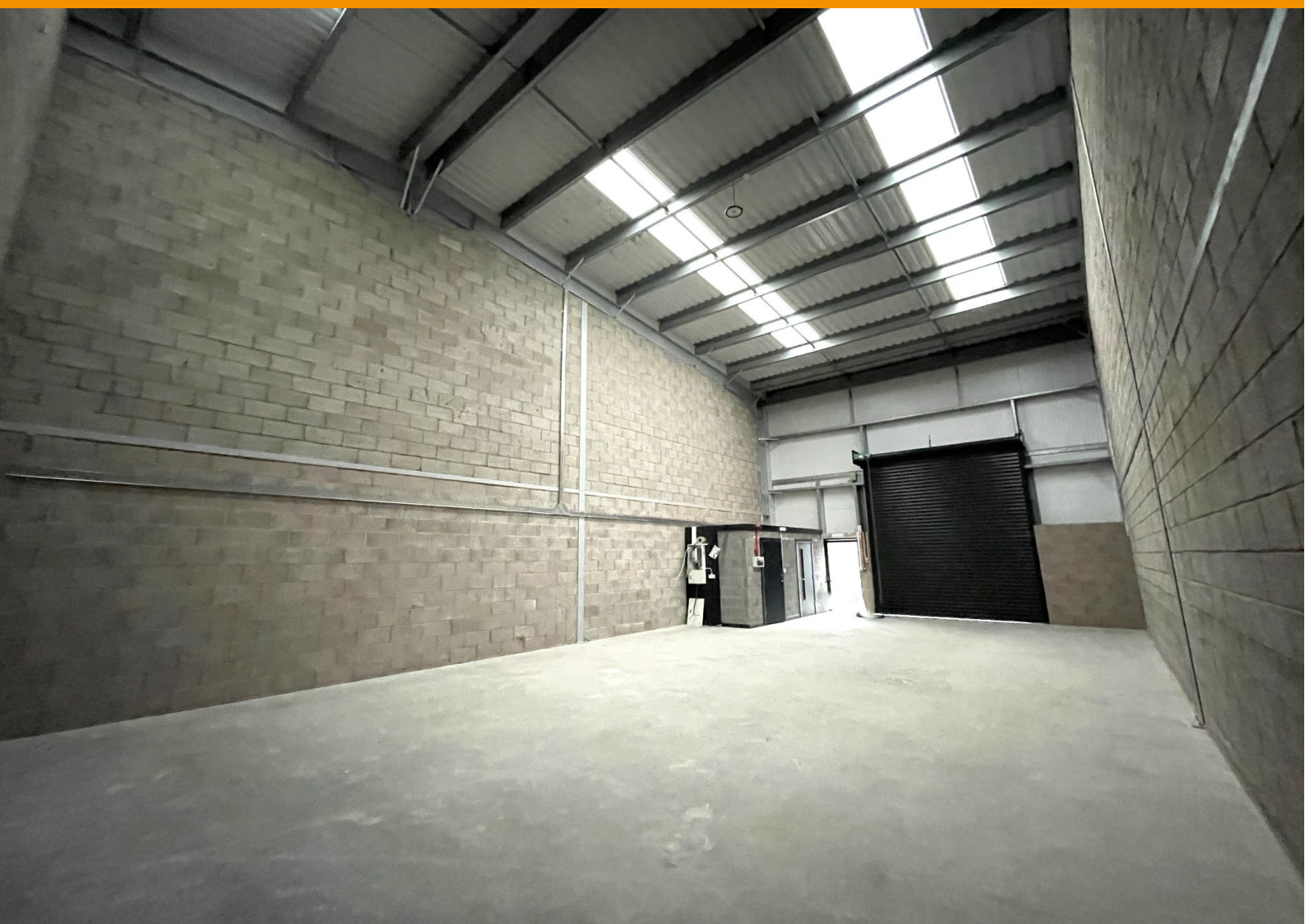


01925 822112

www.begroup.uk.com



To Let - BRAND NEW Industrial Accommodation - 1250 - 3477 sqft



Canal Bank Business Park, Pocket Nook, Navigation Road, St Helens, Merseyside, WA9 1LR

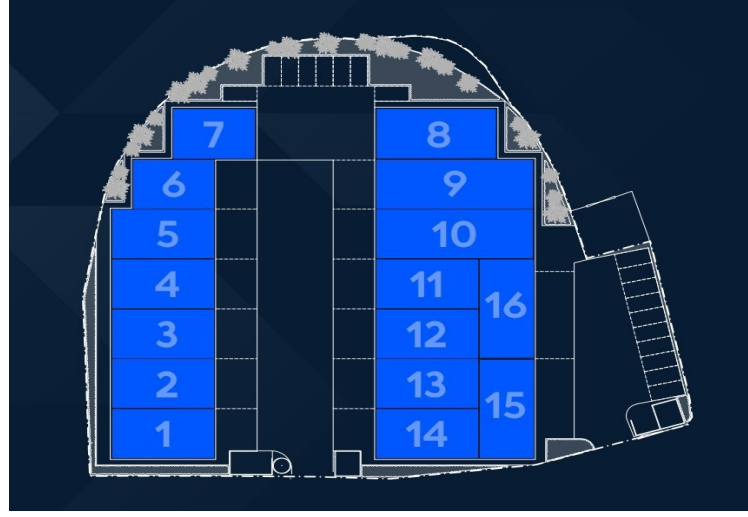
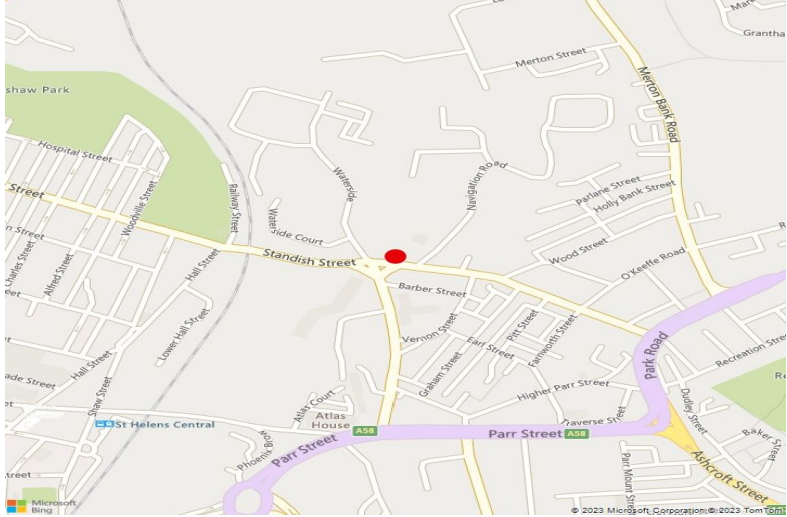
FEATURES

- COMING IN SEPT 2023
- Mezzanine option available on some units
- Allocated parking
- Individual EV charging points
- Close proximity to town centre and motorway network

CONTACT

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LOCATION

St Helens is located approximately 11 miles northwest of Warrington, 12 miles east of Liverpool and 26 miles west of Manchester. The town has good road connectivity with Junction 23 of the M6 motorway some 4 miles to the east and accessed via the A580 East Lancashire Road, whilst Junction 7 of the M62 lies 4 miles south, accessed via the A572 St Helens Linkway.

By rail, St Helens Central Station is just 0.5 miles providing regular services, whilst by air, Liverpool John Lennon Airport and Manchester Airport are only 30 miles and 29 miles respectively.

DESCRIPTION

Canal Bank comprises of 16 brand new industrial units, the individual units are ranging in size from 1250sqft - 3477 sqft with the additional option of mezzanine floors if required on certain units, allocated parking to each unit and individual EV Charging points.

MEASUREMENTS

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation (exc VAT):

- Unit 1 - (1250 SqFt, No Mezzanine) - £1406.25 PCM
- Unit 2 - (1250 SqFt, No Mezzanine) - £1406.25 PCM
- Unit 3 - (1250 SqFt, No Mezzanine) - £1406.25 PCM
- Unit 4 - (1250 SqFt, + 643 SqFt Mezzanine) - £1767.94 PCM
- Unit 5 - (1250 SqFt, + 849 SqFt Mezzanine) - £1883.81 PCM
- Unit 6 - (1000 SqFt, +610 SqFt Mezzanine) - £1468.13 PCM
- Unit 7 - (1025 SqFt, + 568 SqFt Mezzanine) - £1472.63 PCM
- Unit 8 - (1500 SqFt, + 787 SqFt Mezzanine) - £2130.19 PCM
- Unit 9 - (1940 SqFt, + 1500 SqFt Mezzanine) - £3026.25 PCM
- Unit 10 - (1940 SqFt, + 1537 SqFt Mezzanine) - £3047.06 PCM
- Unit 11 - (1250 SqFt, + 1313 SqFt Mezzanine) - £2144.81 PCM
- Unit 12 - (1250 SqFt, + 768 SqFt Mezzanine) - £1838.25 PCM
- Unit 13 - (1250 SqFt, No Mezzanine) - £1406.25 PCM
- Unit 14 - (1250 SqFt, No Mezzanine) - £1406.25 PCM
- Unit 15 - (1250 SqFt, No Mezzanine) - £1406.25 PCM
- Unit 16 - (1250 SqFt, No Mezzanine) - £1406.25 PCM

RENT

The property is available to rent at £13.50 Per Sq Ft.

SERVICE CHARGE

There is a service charge payable of £1 per sqft to cover services, facilities and building maintenance.

TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

EPC



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.