

# 01925 822112

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To Let - Industrial Accommodation - 6,213 sqft



11 Diamond Business Park, Sandwash Close, Rainford, St Helens, Merseyside, WA11 8LU

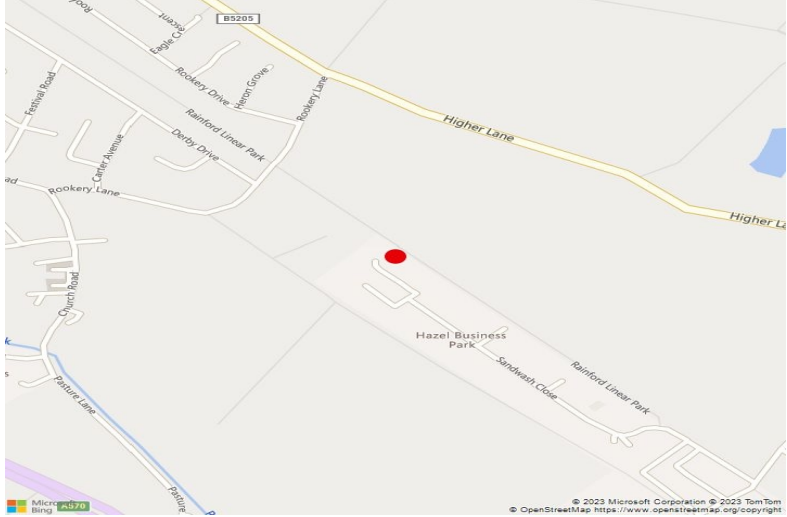
## FEATURES

- Warehouse and first floor offices.
- Electric roller-shutter doors.
- 3-phase power supply.
- Kitchen and WCs on both floors.
- Close to local transport links.

## CONTACT

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## LOCATION

Diamond Business Park sits on Rainford Industrial Estate, an established commercial location to the south-east of Rainford village and can be accessed via Sandwash Close.

Rainford is located approximately 5 miles to the north of St Helens and benefits from excellent transport links, including a railway station (offering local services to Manchester Victoria, Wigan Wallgate and Liverpool, via MerseyRail). In addition, the Business Park is located just 2 miles from the A580, 5 miles from Junction 3 of the M58 and 7 miles from Junction 7 of the M62 motorways.

## DESCRIPTION

Self-contained industrial unit comprising of a warehouse, first floor office accommodation, and ancillary facilities including WCs and kitchen/breakout areas on both floors.

Diamond Business Park sits on Rainford Industrial Estate, an established commercial location South East of Rainford village.

## MEASUREMENTS

Unit 11 is a self-contained industrial unit comprising of a warehouse, first floor office accommodation, and ancillary facilities including WCs and kitchen/breakout areas on both floors.

The brick construction which has been partially clad, is largely open plan, with WC facilities at the entrance and an additional store room accessible via the warehouse. The main warehouse comprises two electric roller-shutter doors, 3-phase power and LED spot lights.

The first floor offices also benefit a kitchen/breakout and WCs.

Externally, the unit benefits of a yard area of approx 0.07 acres.

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

- Warehouse 5,472 sqft
- First Floor Office 741 sqft
- Total 6,213 sqft

The building is available to let at a quoting rent of £40,500 per annum.

## RENT

The property is available to rent at £6.51 Per Sq Ft.

## BUSINESS RATES

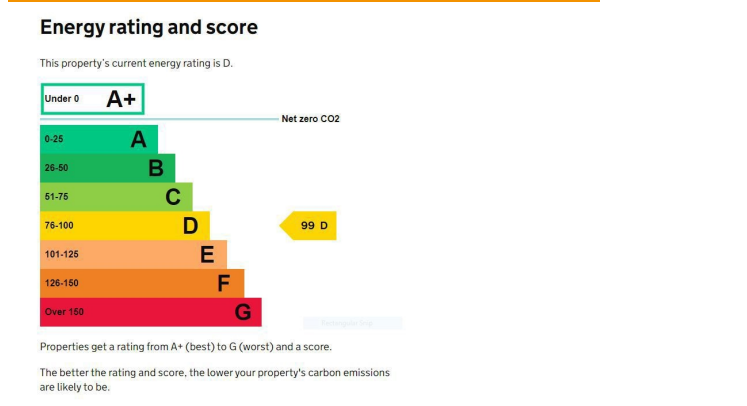
The property currently has a rateable value of £30,750.00.

Business rates payable for 2024/5 are expected to be around £15,344.25 (£2.47 per sqft).

## 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.