

0151 268 5280

eddisons.com

TO LET – WAREHOUSE/LIGHT INDUSTRIAL
UNIT

Eddisons



EUROLINK, ST HELENS WA9 4TT

Rent: £5.50 per sq ft exc.

Size: 3,028 sq m (32,591 sq ft)

- Prominent industrial/manufacturing facility close to Junction 7 of M62
- Established industrial location on Eurolink
- Dedicated concrete yard fronting the property approx 750 sq m

LOCATION

The property is located on Eurolink an established industrial location approximately 3½ miles south of St Helens Town Centre.

Eurolink leads to the A570 (St Helens Linkway) which leads south to Junction 7 of the M62 motorway and hence the North West motorway network and north to St Helens Town Centre.

DESCRIPTION

The subject property comprises a self-contained warehouse of steel lattice beam construction with profile metal clad roof, part block part profile metal clad walls, concrete floor. It is lit via LED lighting and heated via gas fired hot air blowers. It is built to an eaves of 9.16 metres.

The adjoining loading area to the front is of similar construction and built to an eaves of 5.9 metres. This property has 3 roller shutter doors which front onto a dedicated secure concrete surfaced yard leading to Eurolink.

ACCOMMODATION

We have measured the property on its Gross Internal Area as follows:

UNIT	M ²	SQ FT
Warehouse	2,557.0	27,524
Loading Area	470.8	5,068
TOTAL	3,027.8	32,592

Please note that the above area excludes mezzanine, offices that can be made available totalling 521 sq m (5,606 sq ft).

Yard area approx 750 sq m.

RATEABLE VALUE

The property is entered in the 2023 Rating List with adjoining property and, therefore, requires sub-division.

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed between the parties.

The quoting rent is £5.50 per sq ft exclusive.

EPC

An EPC has been commissioned and the property has an EPC Rating in Band E.

VAT

Prices and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly via the agents
Robert Diggle
0151 268 5280
robert.diggle@eddisons.com

SEPTEMBER 2023

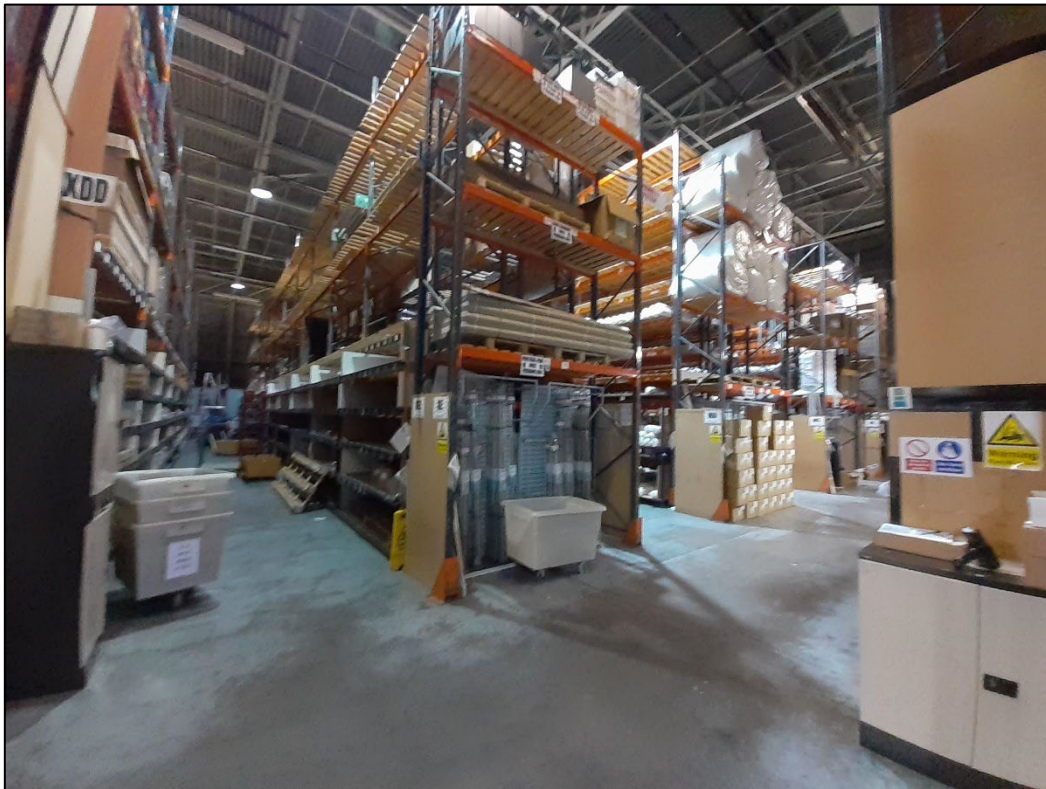
For more information, visit eddisons.com
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



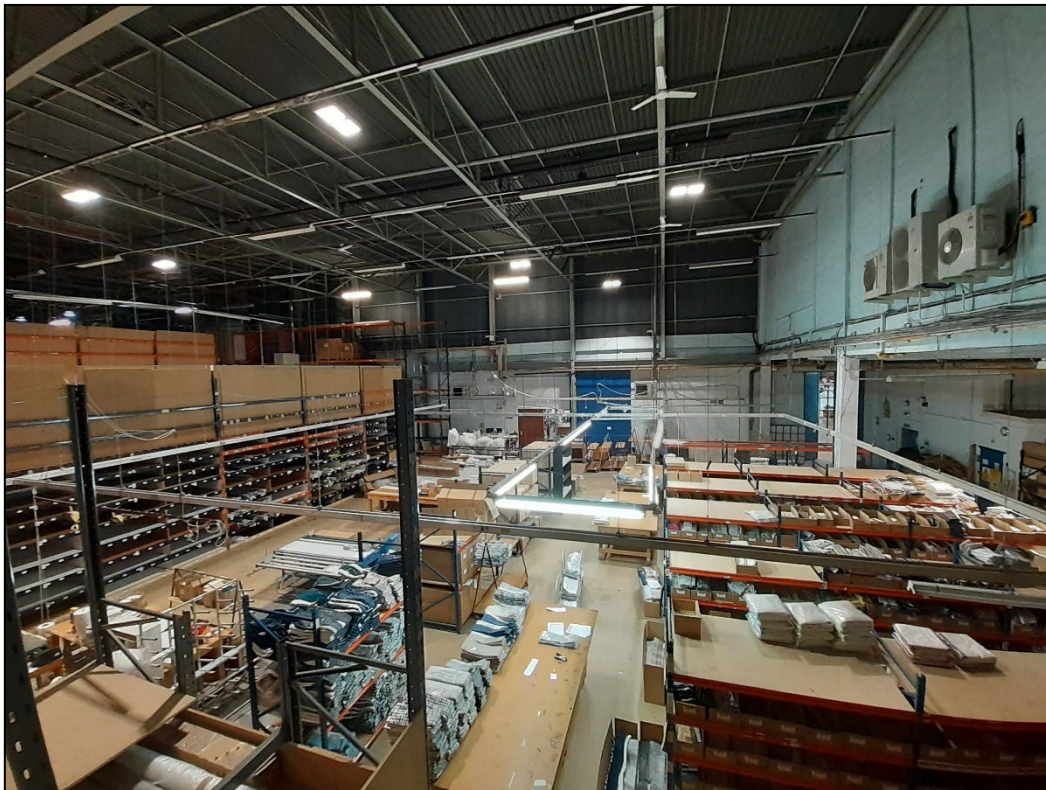
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PHOTOGRAPHS



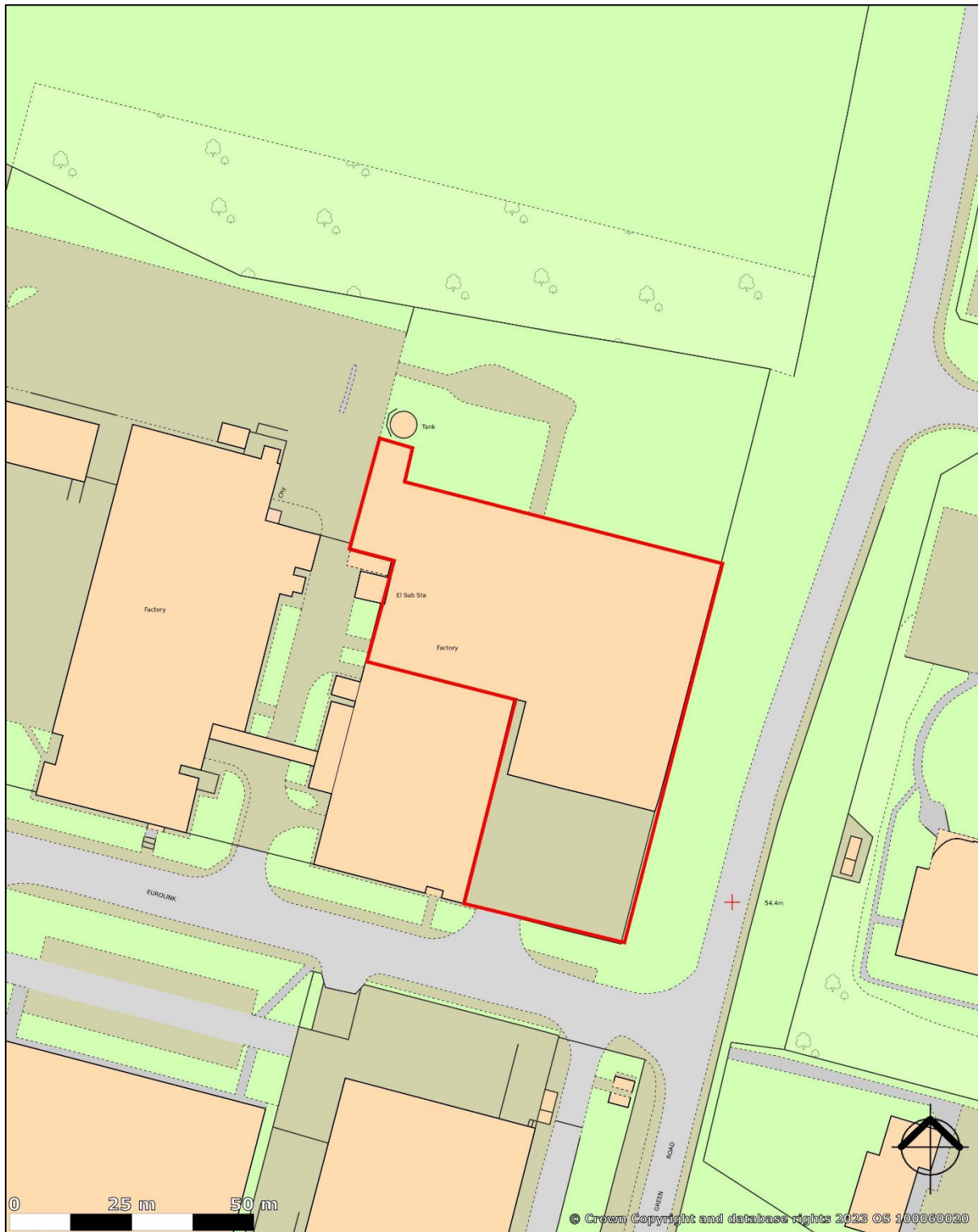
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SITE PLAN



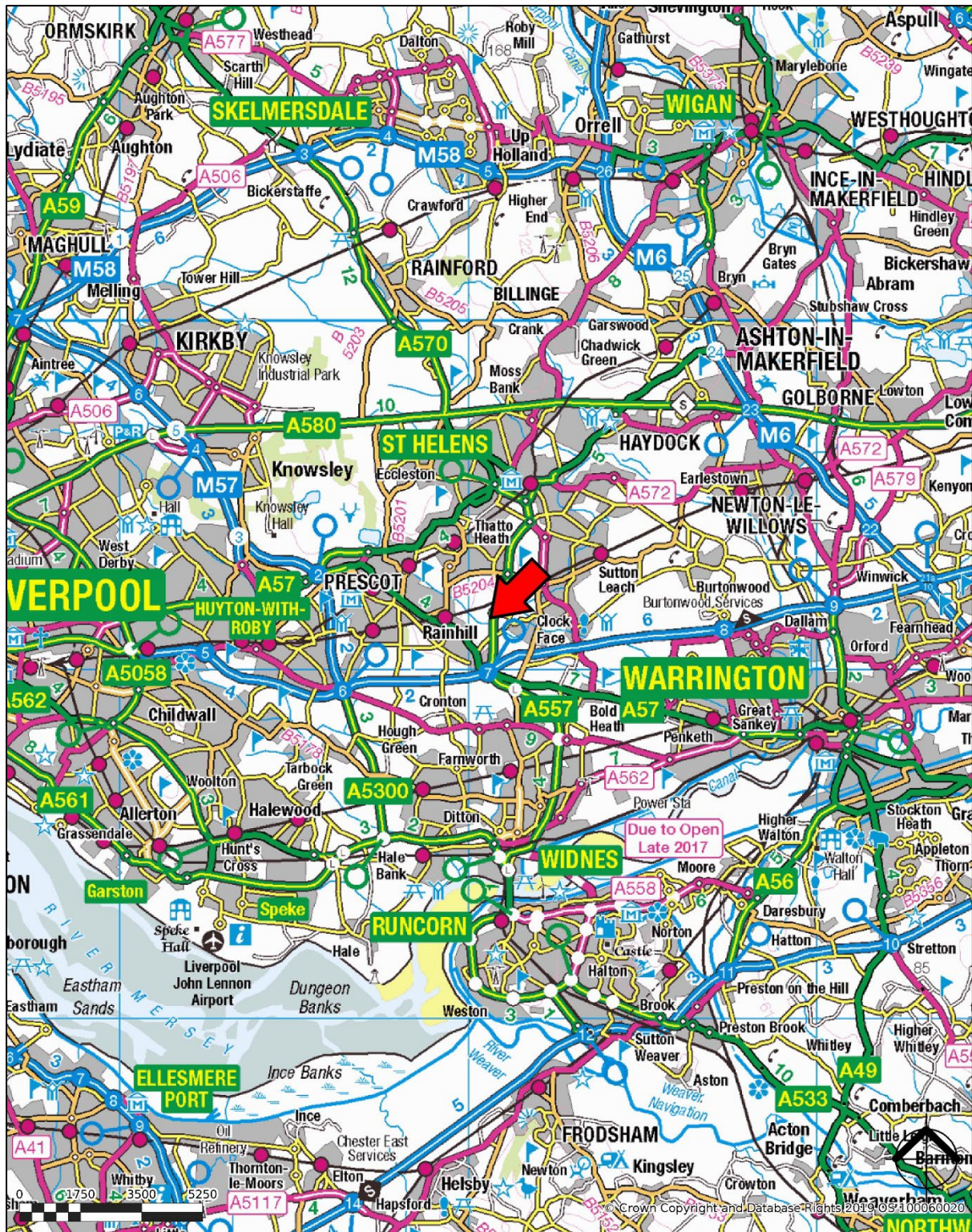
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LOCATION PLAN



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