

PARR INDUSTRIAL ESTATE, ST. HELENS, WA9 1PN



TO LET

1,341 – 3,963 SQ. FT

TRADE COUNTER / INDUSTRIAL UNITS

- NEW BUILD AND FULLY REFURBISHED UNITS
- EXCELLENT MOTORWAY LINKS
- FLEXIBLE SIZES AVAILABLE

THE FORGE



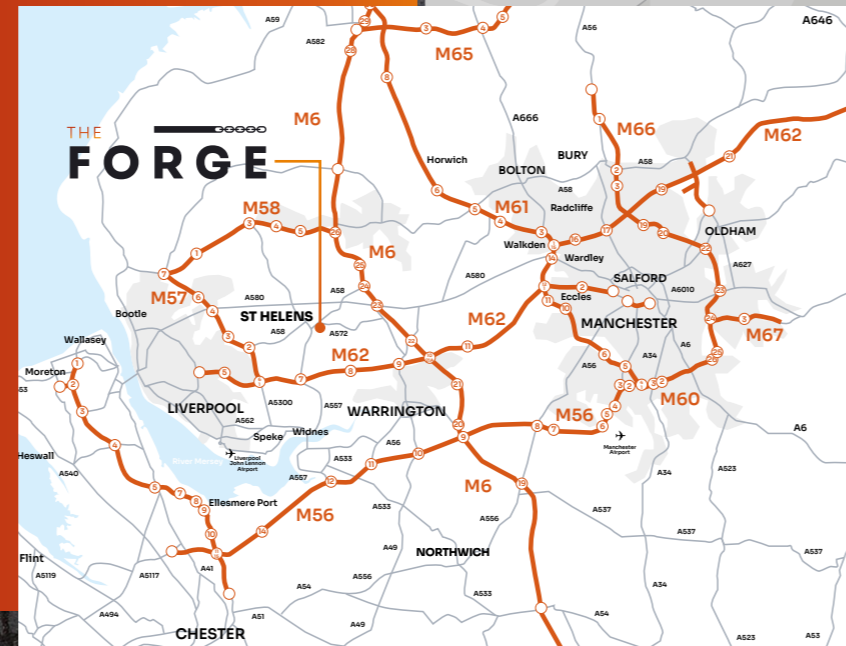
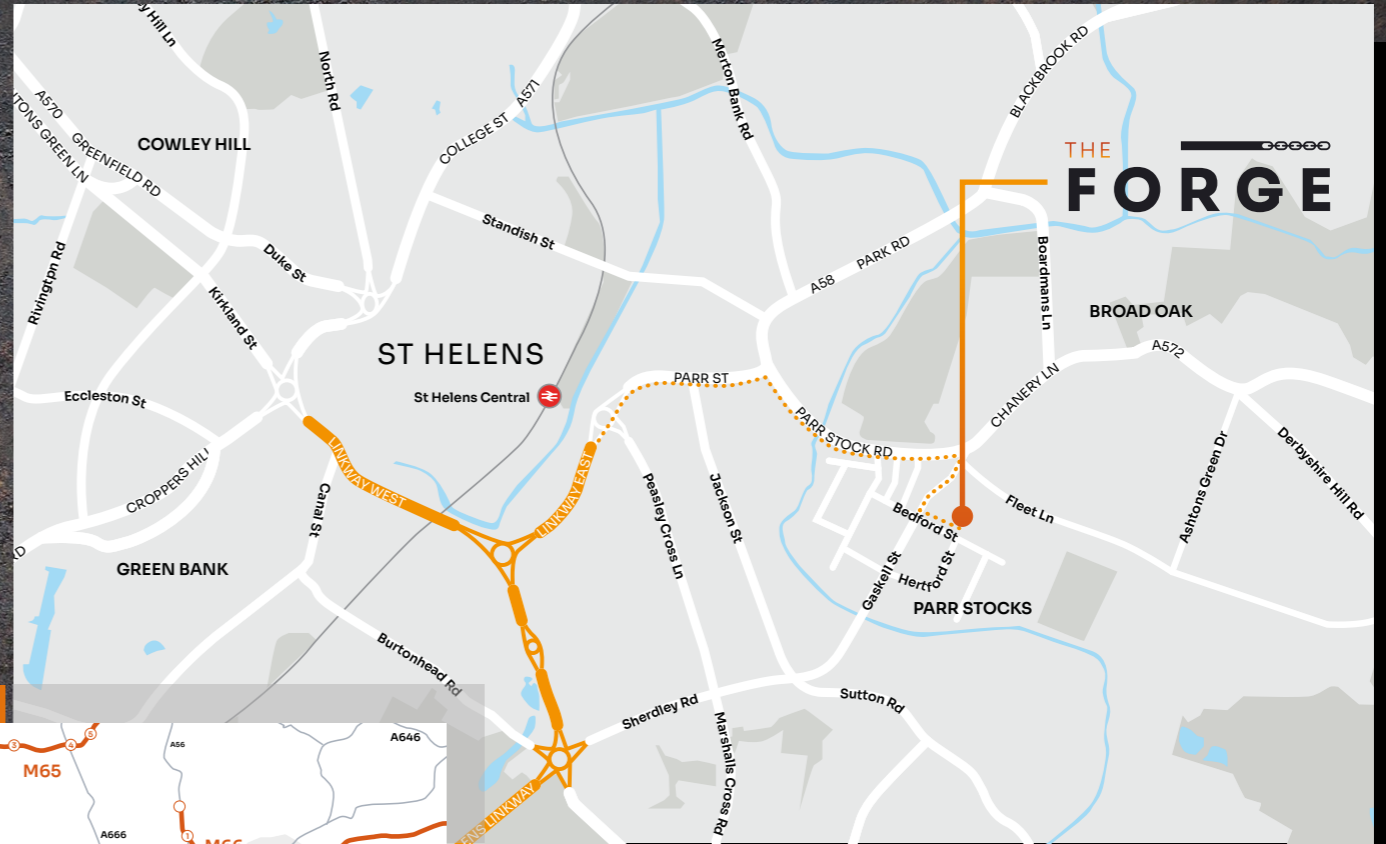
THE
FORGE

LOCATION

The multi-unit estate is located off Bedford Street which forms part of Parr Industrial Estate.

The estate is strategically located with excellent transport links. St Helens linkway is just over 1 mile away which in turn leads to the M62 motorway. The M57 is just over 7 miles away and the M6 only 9 miles away from the property.

Liverpool John Lennon airport is 14 miles away.



DRIVE TIMES

M62	8 mins	Liverpool	24 mins
M57	14 mins	Manchester	35 mins
M6	10 mins	Chester	35 mins
Warrington	18 mins		

“Strategically located with excellent transport links”

THE FORGE



DESCRIPTION

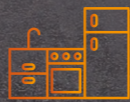
The units benefit from the following:



New steel portal frame (new units)



Each unit has its own level access loading door



W/Cs and kitchenettes per unit



Concrete warehouse floors

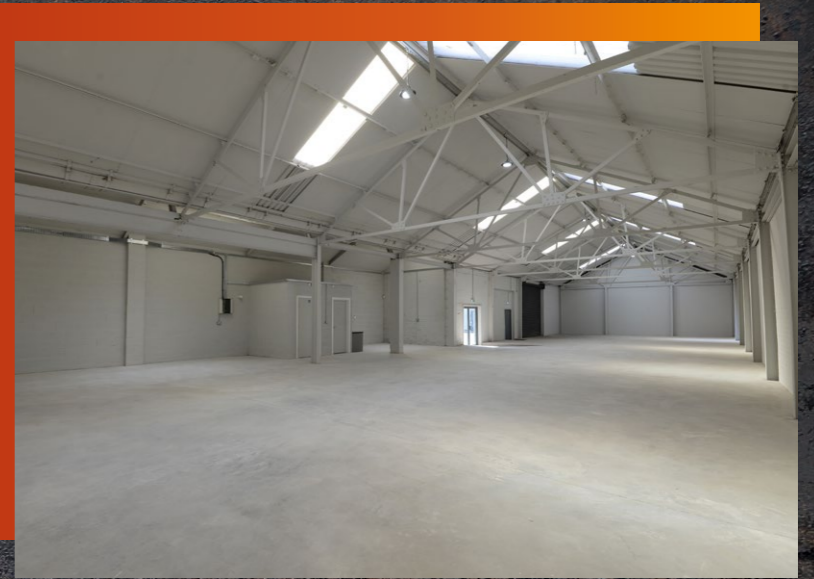


Eaves height from 4m – 5.4m (new units)



EV charging

“ Units are available individually or can be combined ”



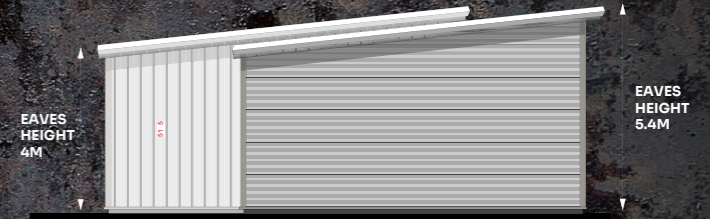
ACCOMMODATION

The following measurements have been measured using the RICS Code of Measuring Practice (7th Edition) and offer the following floor areas.

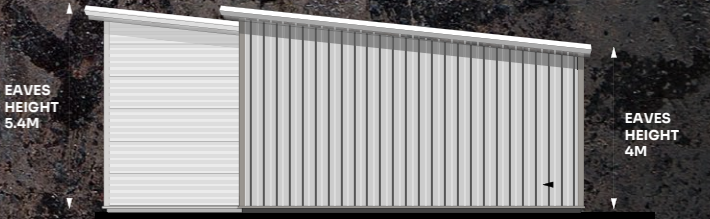
UNIT 1	3,897 sq ft	362 sq m
UNIT 2	3,947 sq ft	367 sq m
UNIT 3	4,140 sq ft	385 sq m
UNIT 4	2,733 sq ft	254 sq m
UNIT 5	3,963 sq ft	368 sq m
UNIT 6	3,847 sq ft	357 sq m
UNIT 7	1,341 sq ft	125 sq m
UNIT 8	1,347 sq ft	125 sq m
UNIT 9	1,356 sq ft	126 sq m
UNIT 10	1,351 sq ft	126 sq m
TOTAL	27,922 sq ft	2,595 sq m

NEW BUILD UNIT ELEVATIONS

UNIT 7 - 10



UNIT 7
SOUTH WESTERN ELEVATION



UNIT 10
NORTH EASTERN ELEVATION



REFURBISHED
UNITS
ELEVATIONS

UNIT 1 - 6

3.4M EAVES
HEIGHT TO
UNDERSIDE OF
HAUNCH



GALLERY



FURTHER INFORMATION



THE
FORGE

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agents and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agents nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2023.
RB&Co 0161 833 0555. www.richardbarber.co.uk

RENTAL

The property is available on a leasehold basis.

The rent is available on application

LEGAL COSTS

Each party will bear their own legal costs.

VAT

VAT will be payable on any transactions.

VIEWING

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**AVISON
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RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

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