

For Sale / To Let

Warehouse / Storage Accommodation

90,000 to 195,073 sq ft (on a site of approx.14.47 acre)  
Available as a whole or in two parts from 90,000 sq ft



LOCK STREET

Lock Street, Off Merton Street, St Helens



- 9.6m to Eaves - 12.7m to Apex
- Flexible Terms
- Self Contained Site
- 1 mile to A580
- 1.4 miles to A570
- 4.5 miles to M62 & M6 St Helens Linkway

# LOCK STREET

## Description

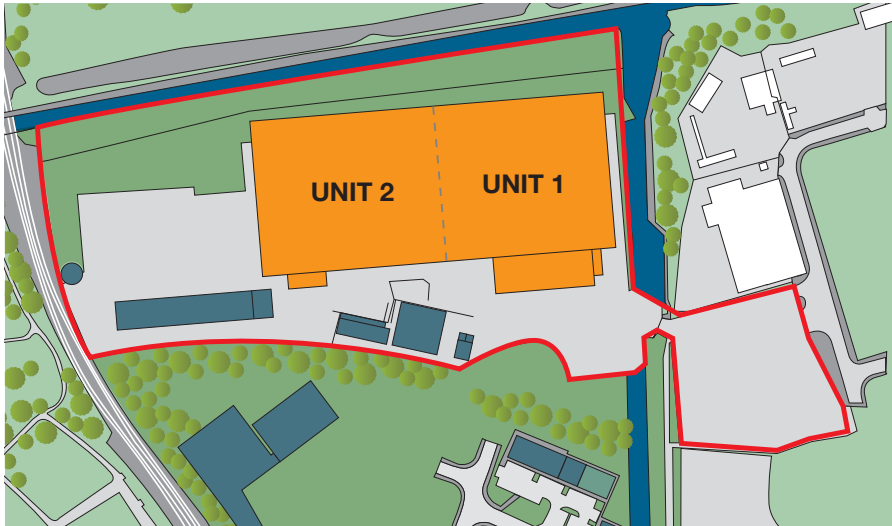
The warehouse comprises a steel portal frame constructed building which is split into two cells by a blockwork wall with 3 interconnecting sliding fire doors. The premises have recently been reclad with profile metal cladding and access to the front cell is via two loading doors under a loading canopy and a further loading door. Access to the rear cell is via two loading doors, one which is under a loading canopy.

The accommodation benefits from an eaves height of approximately 9.6 m with an apex of 12.78 m. The warehouse accommodation is sprinklered throughout as well as benefiting from sodium high bay lighting.

There is a further small brick built ancillary warehouse towards the rear of the site which comprises a brick built steel truss frame unit with an asbestos roof which benefits from an eaves height of 6.32m with an apex height of 9.42m. There is a loading canopy to the front elevation of the accommodation.

Towards the front of the site is a further ancillary store/workshop area which comprises of a brick built unit with an asbestos roof and steel trusses. The unit benefits from an eaves height of 4.8 m and an apex height of 7.31m.

Access to the site is controlled by a security gatehouse with a barrier system. To the front of the site is an area of land comprising approximately 1.67 acres (0.67 hectares) which provides parking for cars and trailers. An additional yard is available to the rear of the site.



## Accommodation

In accordance with the RICS Code of Measuring Practice the accommodation provides the following gross internal floor areas:-

	Sq M	Sq Ft
Unit 1 Warehouse	8,450	90,958
Unit 1 Office plus toilet facilities	61	666
<b>Unit 1 Total</b>	<b>8,511</b>	<b>91,624</b>
Unit 2 Warehouse	7,930	85,360
Ancillary Warehouse	1,087	11,709
Small Workshop	592	6,380
<b>Total Gross Internal Floor Area</b>	<b>18,120</b>	<b>195,073</b>
Site Area	5.85 hectares	14.47 acres



## Terms

The property is available on a new lease as a whole or in separate units on flexible terms. Alternatively a sale of the property will be considered.

## Rates

Warehouse and storage yard - Rateable Value £487,500

Rates Payable (2013/2014) - £234,975

## Legal Costs

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



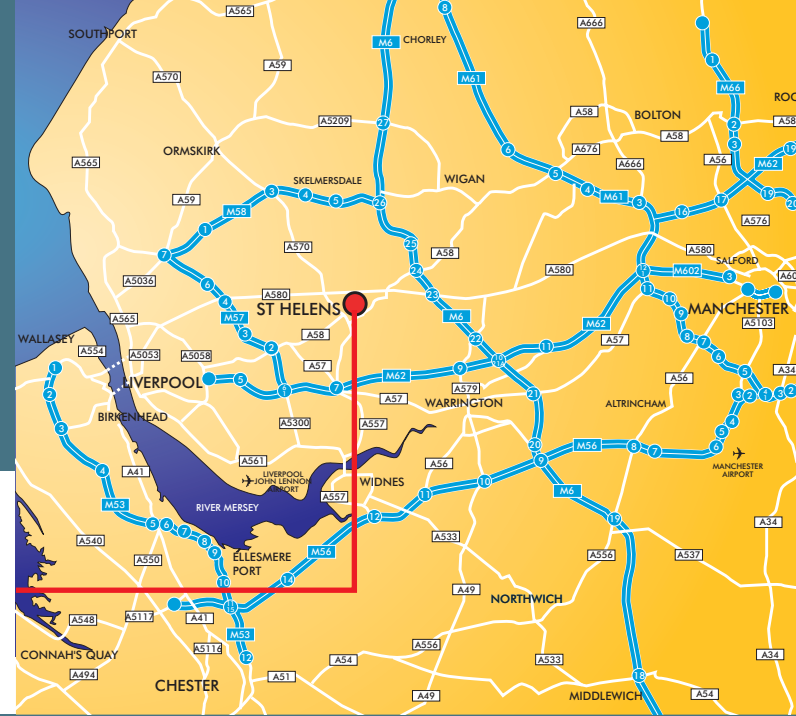


## Location

The premises are situated in an established industrial location, just off the A58 (Park Road) which links into the A580 (East Lancashire Road). Junction 23 of the M6 motorway is then within 3 miles.

The A470 (St Helens Linkway) is in close proximity which provides direct access to Junction 7 of the M62 via the Expressway, providing easy access to the wider motorway network. Liverpool is situated approximately 12 miles to the west with Manchester being approximately 22 miles to the east.

# LOCK STREET



## Further Information

For further information or to arrange an inspection please contact:

JLL on 0161 828 6440.

Littler & Associates on 01942 252803.



Andrew Littler  
andrew.littler@littlerandassociates.co.uk

Andrew Lynn  
andrew.lynn@eu.jll.com



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