

# Industrial

## To Let

### INDUSTRIAL / WAREHOUSE UNITS

Unit 4 13,244 sq ft (1,230.3 sq m)

Unit 5 7,661 sq ft (711.7 sq m)

**Available as a whole or individually**



**Units 4 & 5, Fishwicks Industrial Estate,  
Baxters Lane, St Helens,  
WA9 3NA**

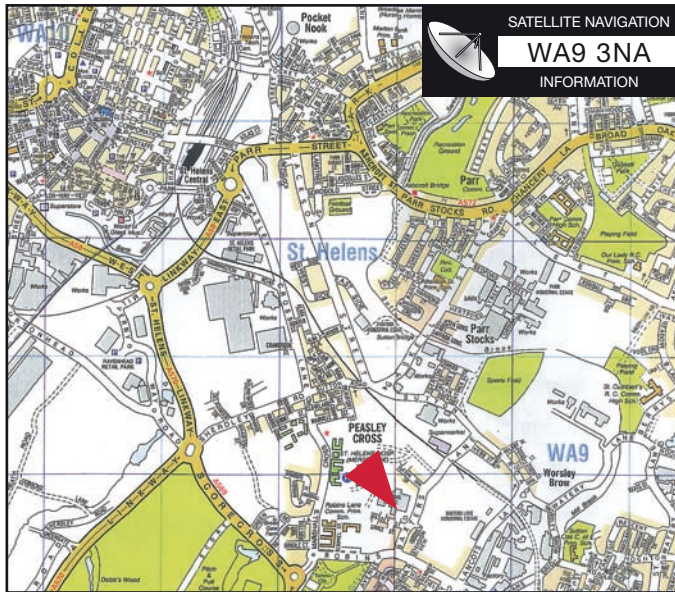
- 4m high goods door
- Loading canopy
- 400 amp (285 Kva) power supply
- Loading ramp
- Offices available

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**01942 252803**

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## Location

The property is located on Baxters Lane on the popular Fishwicks Industrial Estate, St Helens.

Fishwicks Industrial Estate is excellently located offering easy access to the St Helens Linkway (A570) and return to St Helens Town Centre to the North and the motorway network via J7 of the M62 which is less than 2 miles to the South.

## Description

The premises comprise of single storey industrial / engineering / warehouse units and are of brick built construction under a pitched steel clad roof. The units can be combined to offer a total of 20,905 sq ft and benefit from the following specification;

- 4m high goods door
- Loading canopy
- 400 amp (285 Kva) power supply
- Up to 3.2m eaves height
- Offices available
- Loading ramp

## Accommodation

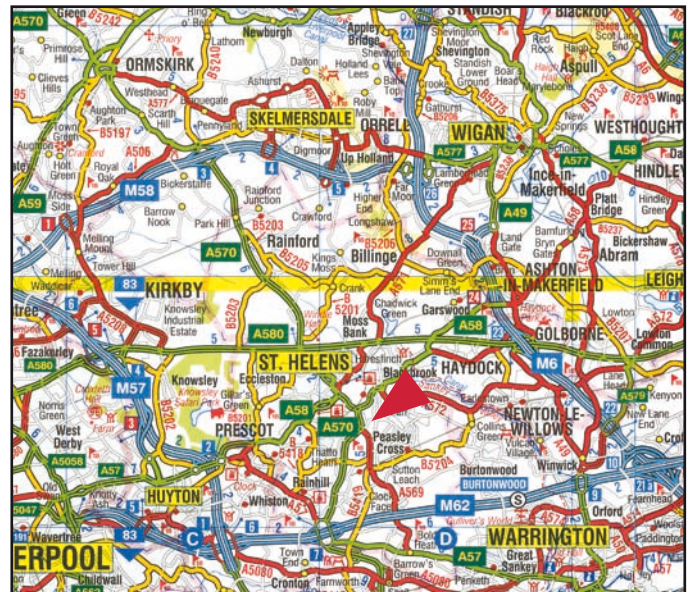
The property has been measured in accordance with the RICS Code of Measuring practice and has been measured on a gross internal basis.

|              | Sq ft         | Sq m           |
|--------------|---------------|----------------|
| Unit 4       | 13,244        | 1,230.3        |
| Unit 5       | 7,661         | 711.7          |
| <b>Total</b> | <b>20,905</b> | <b>1,942.0</b> |

Units are available as a whole or individually.

## Terms

The properties are available To Let for a term of years to be agreed.



## Rent

On application

## Rates

Interested parties are advised to make their own enquiries with St Helens Borough Council.

## VAT

Rentals will be subject to VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Viewing

By arrangement with the sole letting agent;

Little & Associates; Tel: 01942 252803.

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