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



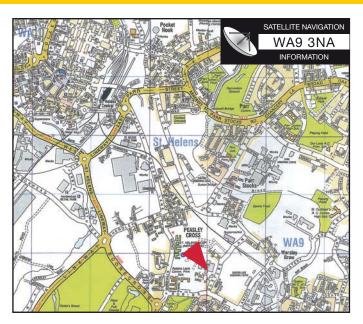
Units 4 & 5, Fishwicks Industrial Estate, Baxters Lane, St Helens, WA9 3NA

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



Manchester Office: 1st Floor, 57 Princess Street, Manchester M2 4EQ t: 0161 237 1873 f: 0161 238 8697 e: enquiries@littlerandassociates.co.uk Wigan Office: Hindley Buisiness Centre, 112-114 Market Street, Hindley, Wigan, WN2 3AZ t: 01942 252803 f: 01942 252853 e: enquiries@littlerandassociates.co.uk

Industrial



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 inturn 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

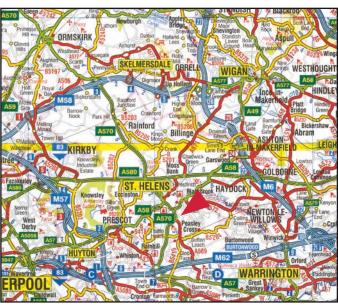
The property has been measured in accordance with the RICS Code of Measuring practice and has been measured on a gross internal basis.

	Sq ft	Sq m
Unit 4	13,244	1,230.3
Unit 5	7,661	711.7
Total	20,905	1,942.0

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; Littler & Associates; Tel: 01942 252803.



www.littlerandassociates.co.uk

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessons, or Little & Associates, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject to contract. Date of publication June 2011.