

# TO LET



## 1a Abbotsfield Road, St Helens WA9 4HU



Industrial property with office accommodation  
and enclosed secure yard



**12,088 sq ft**

Total Area



**£6.50 psf**

Rent



**£33,250**

Rates - RV



**D-88**

EPC

- Industrial warehouse accommodation
- Secure private yard
- Established industrial area
- Two electric roller shutter doors
- Proximity to M62 and M6 motorways

# 1a Abbotsfield Road St Helens WA9 4HU



## Location

The subject property is located on Abbotsfield Road, a successful and established warehouse and industrial location within St Helens, Merseyside.

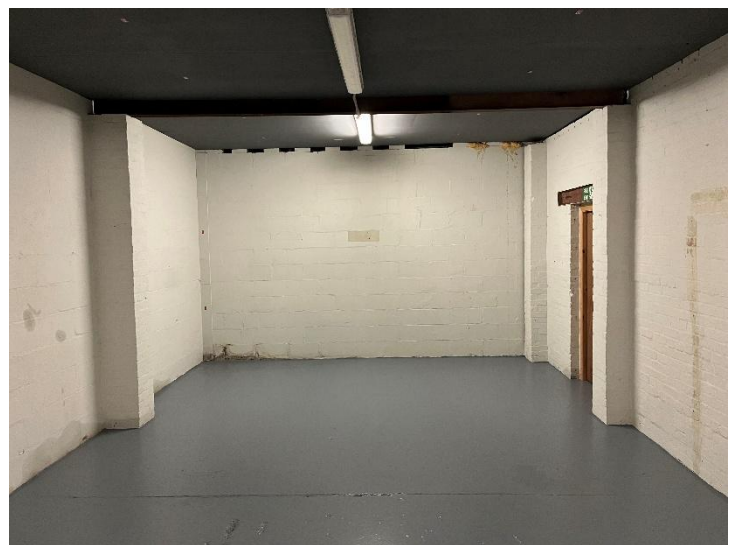
Abbotsfield Road is easily accessible from the M62 Motorway via Junction 7, providing links to both Liverpool to the west and Manchester to the east. Junction 21A of the M6 Motorway is also reachable within a 15-minute drive, providing further access to the national road networks.

St Helens Junction train station is approximately 0.7 miles away from the property, providing transport to Liverpool, Manchester and Wigan.

## Description

An industrial unit of steel portal frame construction, with brick elevations to the lower half and steel cladding to the upper, along with a secure yard at the front surrounded by a steel fence perimeter. The eaves height is 5.2 metres. The property has two electric roller shutter doors as well as an extension at the front of the property that is currently fitted out as a reception and office.

Within the main warehouse there is also further mezzanine accommodation, providing storage and meeting room space. There is a kitchen/breakout area for staff, as well as male and female WCs. The unit benefits from 3-phase power.





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## Accommodation

Gross Internal Area (GIA):

Area	Sq m	Sq ft
Warehouse	875.82	9,427
Office & Ancillary	76.08	819
Mezzanine	171.13	1,842
<b>TOTAL</b>	<b>1,123.03</b>	<b>12,088</b>

## Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£6.50 per sq.ft. per annum exclusive of rates, service charge, VAT and any other outgoings.

## Rates

Rateable Value April 2023 to Present: £33,250

*It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.*

## EPC

D-88

## VAT

All figures quoted are exclusive of VAT, which will be charged and the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs.





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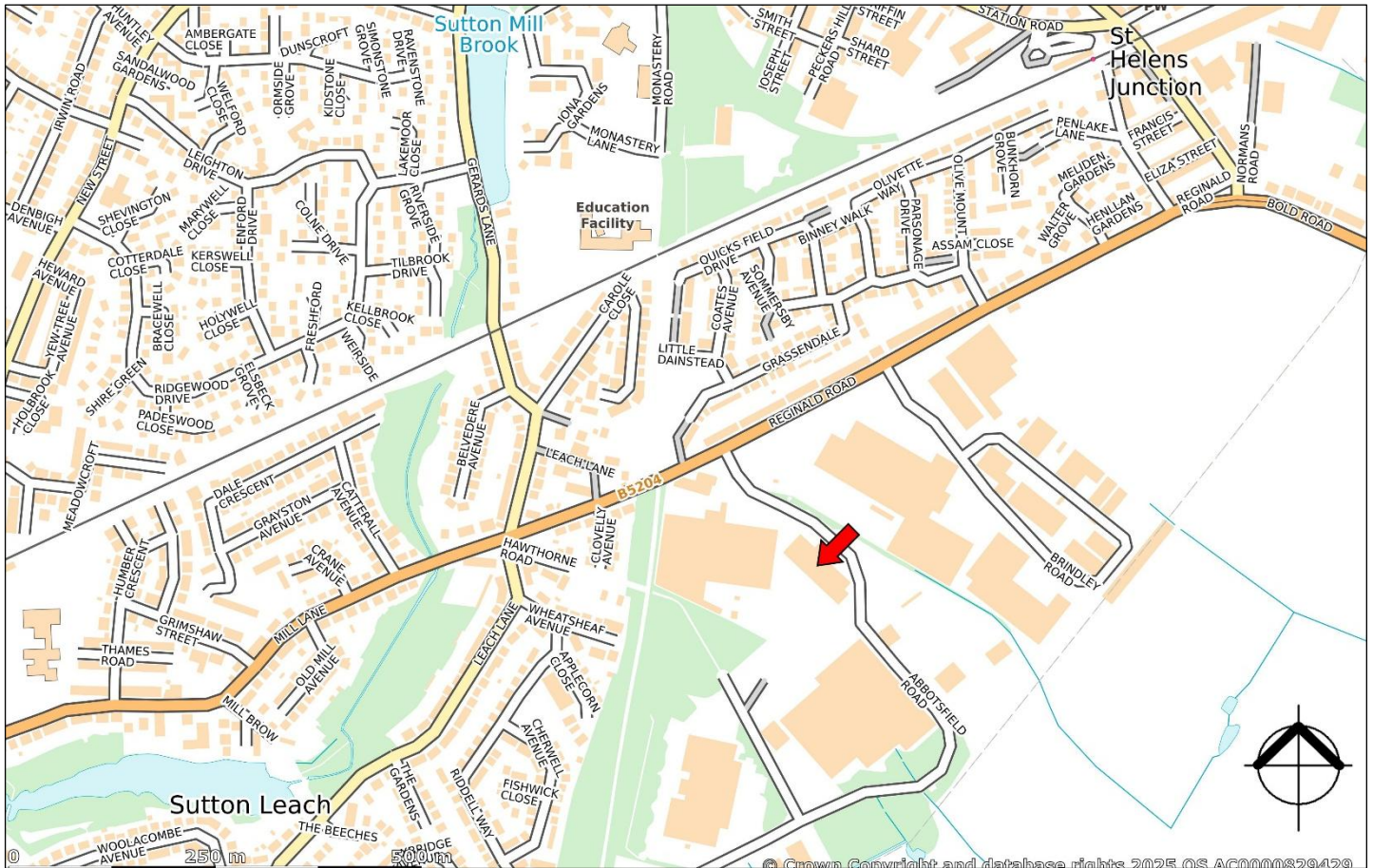


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Partners list is available upon request.



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).

We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. October 2025



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