

TO LET



1a Abbotsfield Road, St Helens WA9 4HU



Industrial property with office accommodation
and enclosed secure yard



12,088 sq ft

Total Area



£5.50 psf

Rent



£40,500

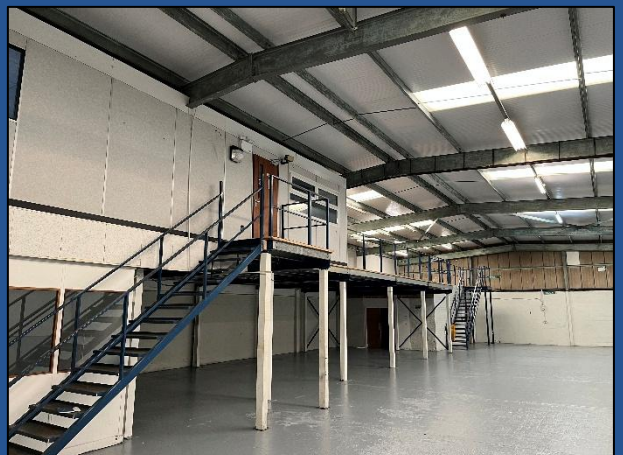
Rates - RV (Apr 26)



D-88

EPC

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





Location

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

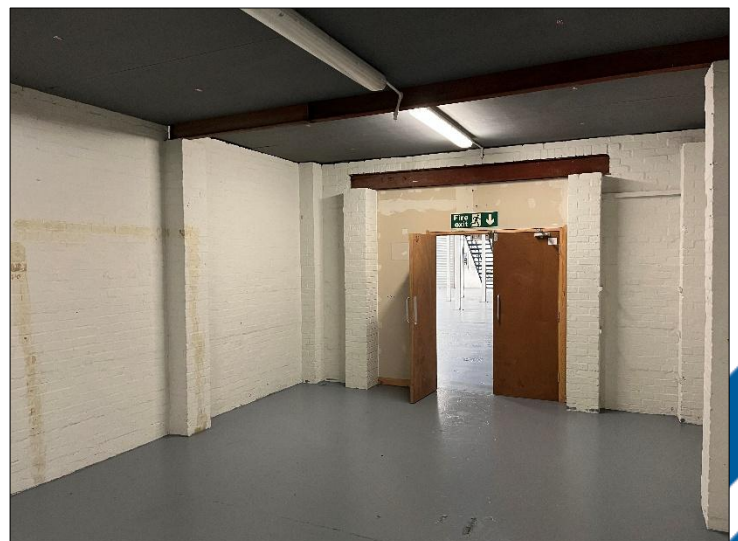
Abbotsfield Road is easily accessible from the M62 Motorway via Junction 7, providing links to both Liverpool to the west and Manchester to the east. Junction 21A of the M6 Motorway is also reachable within a 15-minute drive, providing further access to the national road networks.

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.





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 |
| TOTAL | 1,123.03 | 12,088 |

Terms

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

Rent

£5.50 per sq.ft. per annum exclusive of rates, service charge, VAT and any other outgoings.

Rates

Rateable Value from April 2026: £40,500

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

EPC

D-88

VAT

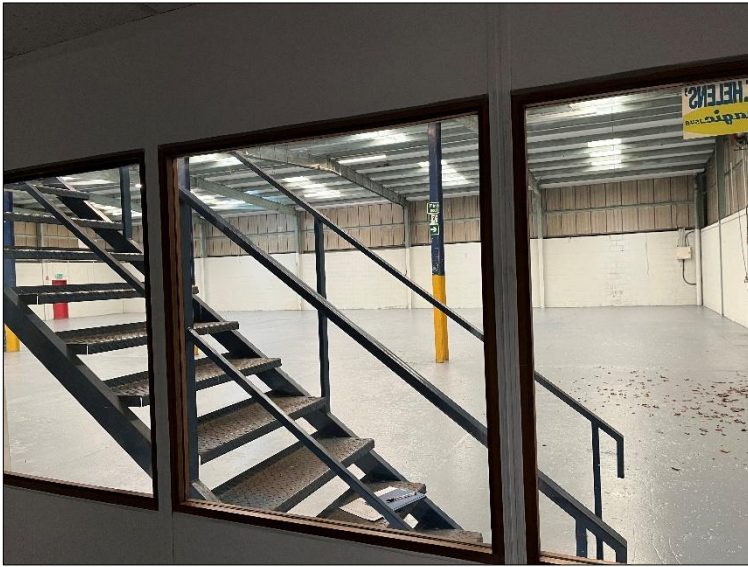
All figures quoted are exclusive of VAT, which will be charged and the prevailing rate.

Legal Costs

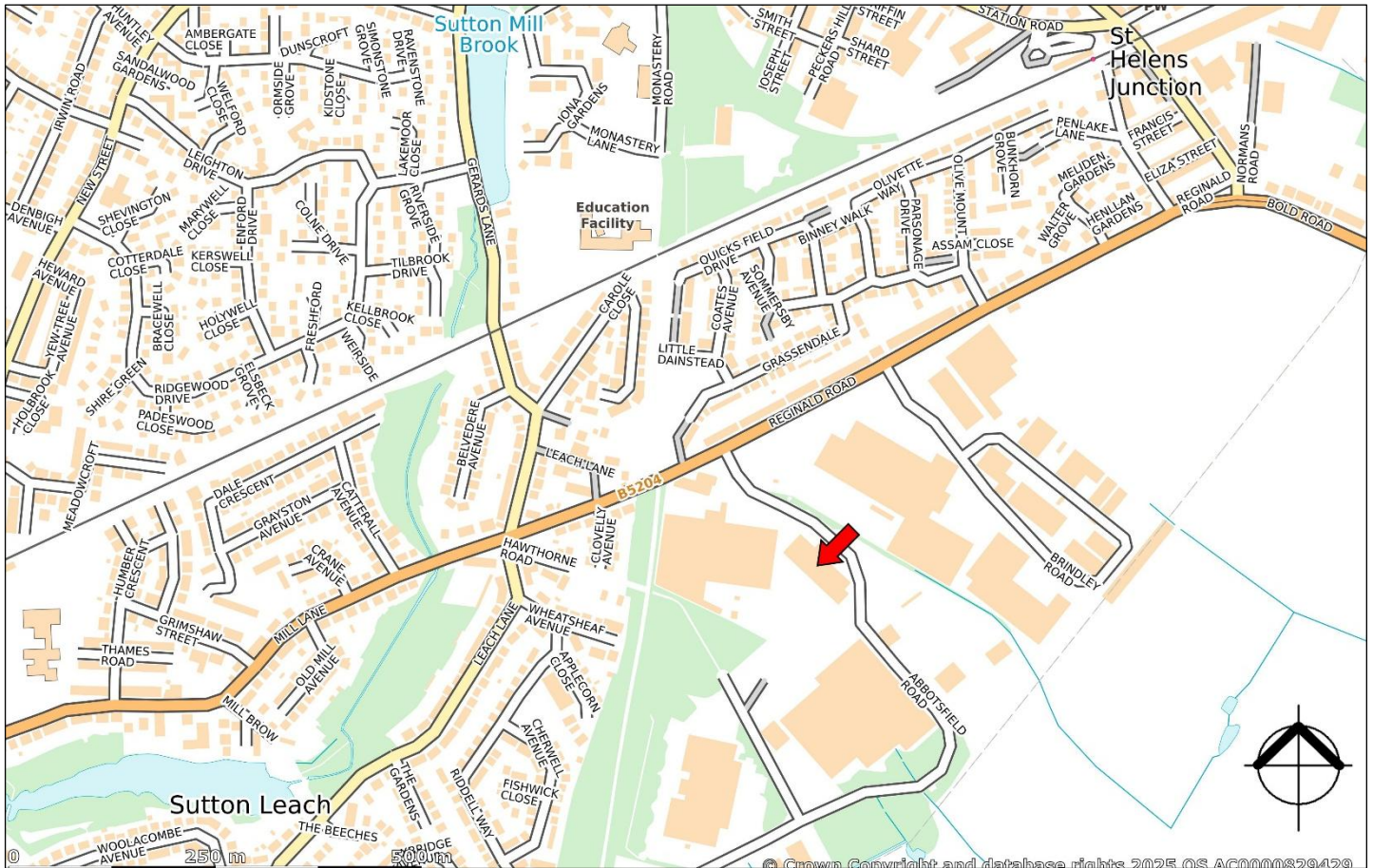
Each party to be responsible for their own legal costs.



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For further information please contact:



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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.
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

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