

PARR INDUSTRIAL ESTATE, ST. HELENS, WA9 1PN



**TO LET** UNITS 8 - 10  
1,350 SQ FT PER UNIT (APPROX.)  
TRADE COUNTER / INDUSTRIAL UNITS

- NEW BUILD
- EXCELLENT MOTORWAY LINKS
- FLEXIBLE SIZES AVAILABLE
- UNITS CAN COMBINE TO PROVIDE LARGER SIZES



New steel portal frame (new units)



Each unit has its own level access loading door



W/Cs and kitchenettes per unit



Concrete warehouse floors



Eaves height from 4m - 5.4m (new units)

THE **LARGER** **OFFICE**

“ Units are available individually or can be combined ”



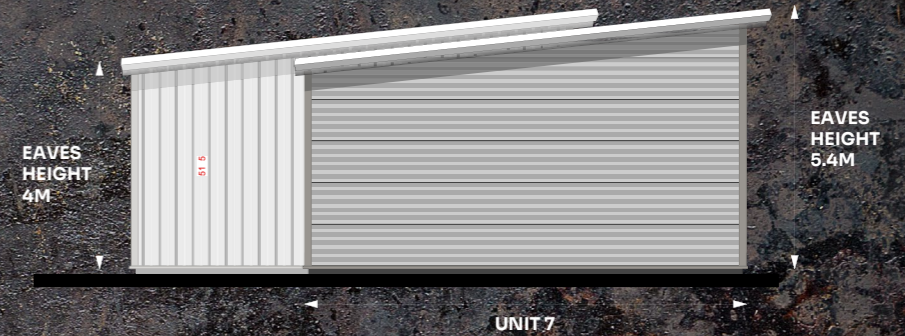
## ACCOMMODATION

The following measurements have been measured using the RICS Code of Measuring Practice (7th Edition) and offer the following floor areas.

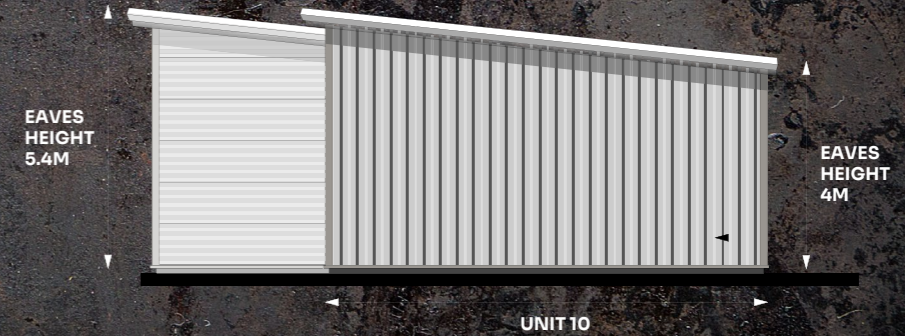
UNIT 7		LET
UNIT 8	1,347 sq ft	125 sq m
UNIT 9	1,356 sq ft	126 sq m
UNIT 10	1,351 sq ft	126 sq m
<b>TOTAL</b>	<b>5,395 sq ft</b>	<b>502 sq m</b>

# NEW BUILD UNITS

## UNIT 7 - 10



SOUTH WESTERN ELEVATION



NORTH EASTERN ELEVATION

5.4M EAVES HEIGHT TO FRONT  
REDUCING TO 4M TO REAR TO  
THE UNDERSIDE OF HAUNCH

# LOCATION

The multi-unit estate is located off Bedford Street which forms part of Parr Industrial Estate.

The estate is strategically located with excellent transport links. St Helens linkway is

just over 1 mile away which in turn leads to the M62 motorway. The M57 is just over 7 miles away and the M6 only 9 miles away from the property.

Liverpool John Lennon airport is 14 miles away.



**THE FORGE**

# FURTHER INFORMATION

## RENT

The units are available on a leasehold basis.

The rent is available on application

## VAT

VAT will be payable on any transactions.

## LEGAL COSTS

Each party will bear their own legal costs.

## RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.

## VIEWING

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## DRIVE TIMES

<b>M62</b>	8 mins	<b>Liverpool</b>	24 mins
<b>M57</b>	14 mins	<b>Manchester</b>	35 mins
<b>M6</b>	10 mins	<b>Chester</b>	35 mins
<b>Warrington</b>	18 mins		

