

TO LET

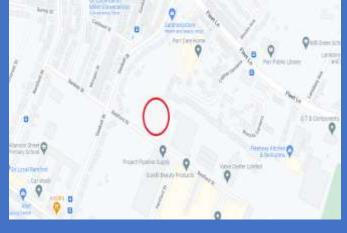


The Forge, Parr Street Industrial Estate, Bedford Street, St Helens, WA9 1PN

1,500 – 4,381 sq ft approx.

New Warehouse Units, with also Extensively refurbished Industrial Units

- Newly Built Industrial Units
- The Units will be ready for occupation early 2023
- Drive in Loading
- RENT ON APPLICATION







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Location

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

The estate is strategically located with excellent transport links. St Helens linkway is just over 1 miles 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.

Description

The units are of steel portal frame construction and benefits from the following:

- New steel portal warehouse unit
- Each unit has its own level access loading door
- W/Cs and kitchenettes per unit
- Concrete warehouse floors
- Eaves height ranging from 5-6m eaves (new units)

The units will be ready for occupation are in the process of being built / refurbished and will be ready for occupation Q12023.

Rental

The property is available on a leasehold basis. The rent is available on application

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

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

john@bcrealestate.co.uk

Gary Chapman

gary@bcrealestate.co.uk



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