

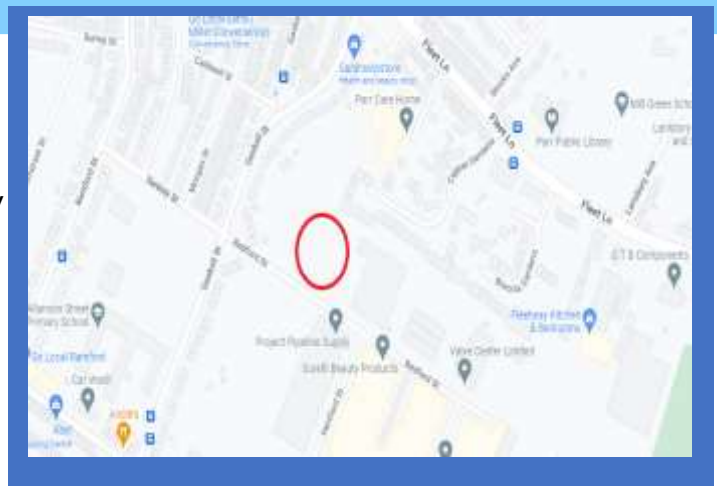


The Forge, Parr Street Industrial Estate, Bedford Street, St Helens, WAg 1PN

**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**



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



### 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.

### Description

The units are of steel portal frame construction and benefit 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 and are in the process of being built / refurbished and will be ready for occupation Q1 2023.

### 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](mailto:john@bcrealestate.co.uk)

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