



WA9 3PH

INDUSTRIAL

SUTTON OAK DRIVE, BAXTERS LANE INDUSTRIAL ESTATE, ST HELENS



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- CCTV on site
- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated overhead sliding sectional loading door
- Three phase electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct



INDUSTRIAL

WORKSHOP UNITS TO LET

SIZES FROM

484 - 1,001 SQ FT

45 - 93 SQ M

Over 200 locations throughout the Midlands and the North



INDUSTRIAL

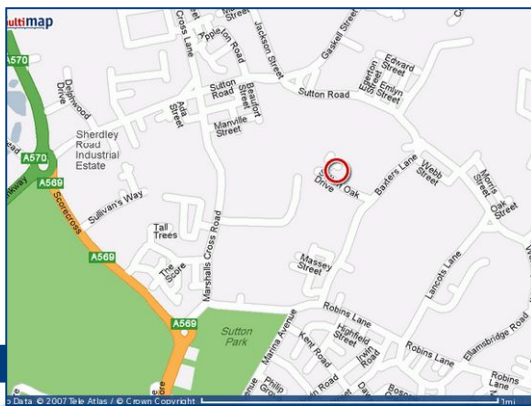
SUTTON OAK DRIVE, BAXTERS LANE INDUSTRIAL ESTATE, ST HELENS



www.northerntrust.co.uk

LOCATION

The estate is located on Baxters Lane in an established industrial area approximately one and a half miles south of the town centre. Junction 7 of the M62 motorway is approximately 3 miles south, and the A580 East Lancs Road is 3 miles to the north east.



DESCRIPTION

A fenced and gated development of modern industrial workshops with car parking and circulation space. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and overhead sectional roller shutter loading doors.

TERMS

- Initial three year term
- Only three months notice required to vacate at anytime during the three year term
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

RENTAL

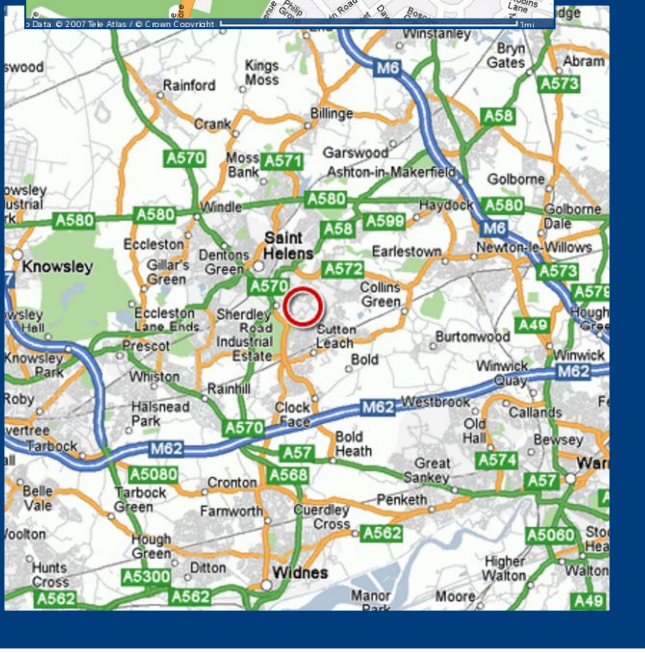
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

VIEWING

Please contact Simon Walmsley on 01257 238666 for an appointment.

RATES

For information on Rateable Value or rates payable contact St Helens Metropolitan Borough Council Business Rates Department on 01744 675264. Alternatively you could obtain information from the Valuation Website which is www.voa.gov.uk/business_rates/general.htm.



INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

January 2010.

Whittle Jones - North West
Lynton House, Ackhurst Park, Foxhole Road, Chorley PR7 1NY
t +44 (0)1257 238666 f +44 (0)1257 238667

