



WA9 3PH

INDUSTRIAL

SUTTON OAK DRIVE, BAXTERS LANE INDUSTRIAL ESTATE, ST HELENS



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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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



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WORKSHOP UNITS TO LET

SIZES FROM

484 - 1,001 SQ FT

45 - 93 SQ M

Over 200 locations throughout the Midlands and the North



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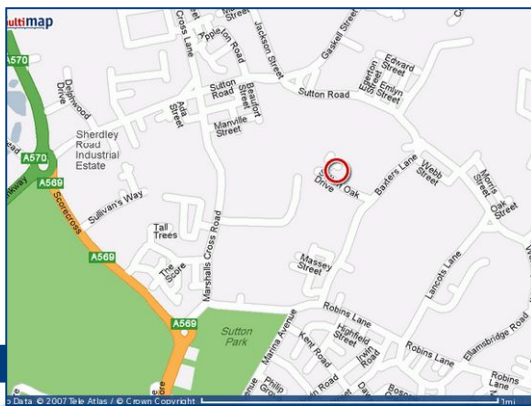
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LOCATION

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
- A range of flexible leasing options are available
- 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

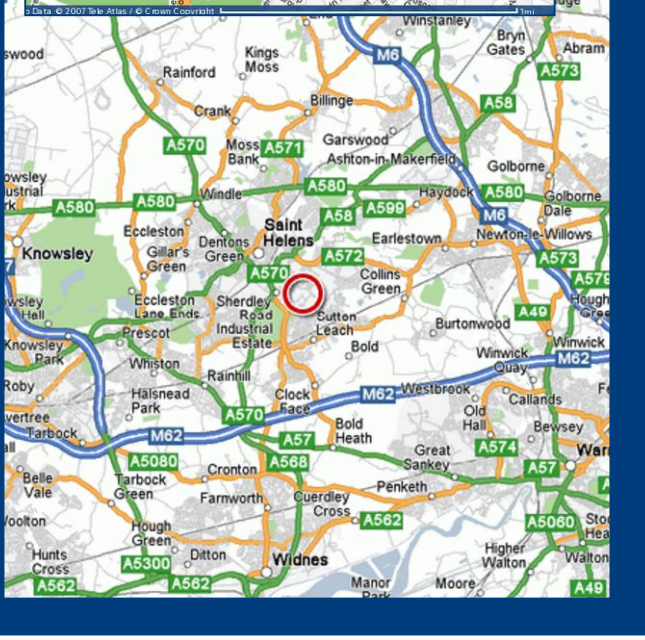
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

VIEWING

Please contact Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk.

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.



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