

Flexible workspace solutions

BAXTERS LANE INDUSTRIAL ESTATE, ST HELENS

Workshop Units To Let

Units sizes range from 484 – 1,001 sq ft subject to availability

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 up and over loading doors.



Specification:

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

'Easy In, Easy Out' Lease Terms Include :

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

Subject to contract

Other Information:

A rental deposit will be collected by the Landlords. 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 admin fee is payable

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