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# TO LET

## BAXTERS LANE INDUSTRIAL ESTATE

SUTTON OAK DRIVE | ST HELENS | WA9 3AT

### INDUSTRIAL UNITS

484 - 1,001 SQ FT (44 - 93 SQ M)

#### KEY FEATURES

- Good Transport Links
- On - Site Parking
- Secure Compounds To Selected Units
- WC Facilities
- Established Location
- CCTV
- Nearby Amenities
- 2.5 Miles From St Helens Town Centre



### CONTACT US:



01257 238666



[www.ntproperties.co.uk](http://www.ntproperties.co.uk)

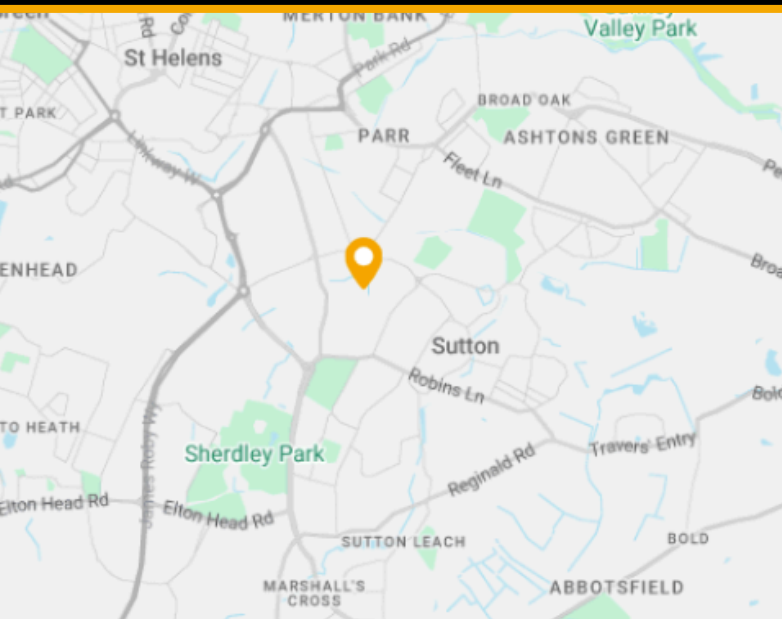


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# BAXTERS LANE INDUSTRIAL ESTATE

SUTTON OAK DRIVE | ST HELENS | WA9 3AT



## LOCATION

Baxters Lane Industrial Estate is located just off Sutton Oak Drive in St Helens, Merseyside. The town enjoys a strategic position between Liverpool (11 miles west) and Manchester (23 miles east), with strong transport links via the M57, M58, M6, and M62.

The A580 East Lancashire Road runs north of the town centre, offering direct access to Liverpool Docks and Manchester, while the Rainford By-Pass connects Southport to the M62. Junctions 23 and 24 of the M6 are within a short drive, facilitating quick connections north and south.

Public transport provision is strong, with St Helens Central railway station less than 2 miles away, providing services between Liverpool Lime Street and Wigan North Western. Liverpool John Lennon Airport is approximately 12 miles south-west and accessible by frequent bus services from St Helens bus station.

## MODERN INDUSTRIAL UNITS 484 - 1,001 SQ FT

### DESCRIPTION

Baxters Lane Industrial Estate comprises 13,374 sq ft of modern, purpose-built industrial/workshop space arranged across three terraced blocks. Constructed to a single-storey steel frame design, the units feature brick and block elevations under steel profile sheet roofs with translucent panels for natural light. Access is provided via near full-height manual loading doors and separate personnel entrances. Each unit benefits from water and electricity supply, as well as an integral WC block with wash basin. Units 18-24 enjoy secure, concrete-surfaced compounds to the front of each property.

### KEY FEATURES

- Manual loading doors and separate personnel entrances.
- CCTV coverage.
- External lighting to common areas.
- Secure compounds to selected units.
- Morrisons supermarket within a three minute walk.
- Nearby leisure facilities including Langley Park.
- Excellent motorway connectivity via the M57, M58, M6 and M62.
- A580 East Lancashire Road providing direct links between Liverpool and Manchester.



### EPC

The EPC ratings on the units range up to C54. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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