

**Units 6 & 8 Bold Industrial Estate, Neills Road,
St Helens, WA9 4TU**

B8

01925 320 520
www.b8re.com

TO LET

11,463 sq ft – 39,260 sq ft



INDUSTRIAL / WAREHOUSE UNITS WITH SECURE CONCRETE YARD

LOCATION

Bold Industrial Estate is strategically located in St Helens, mid-way between Liverpool and Warrington, a prime location for serving the North West.

The estate lies just 2 miles from Junction 8 of the M62 / Burtonwood Services, and approximately 5 miles from the A580 East Lancashire Road, providing easy access to the M62, M6 and wider motorway network.

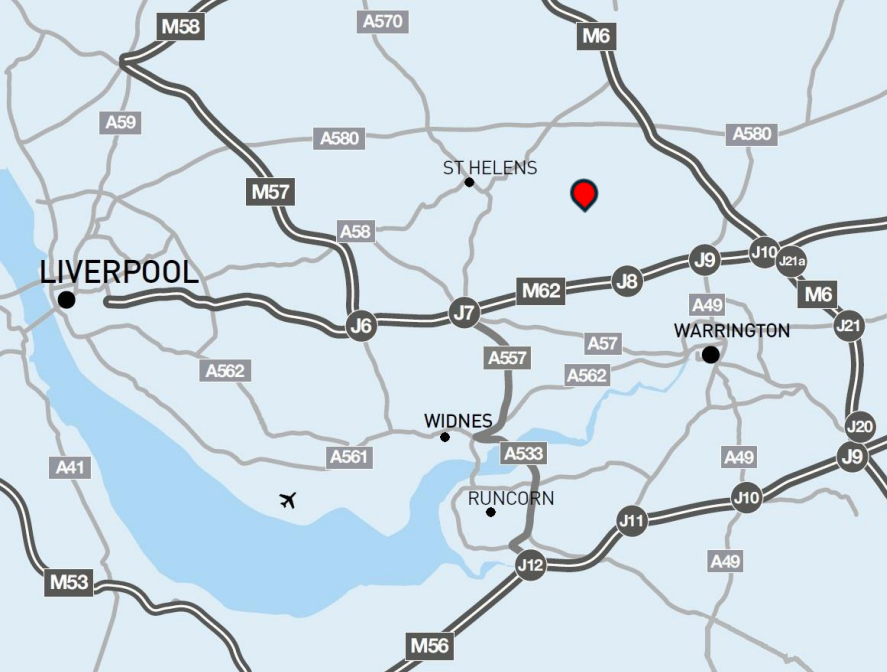
The estate comprises a mix of industrial warehouse units, open storage land, self-contained offices and small workshop units.

DESCRIPTION

The property comprises a single storey, self-contained warehouse constructed of steel portal frame with steel profile cladding and brick / block lower walls. Specifications include:

- **Both properties benefit from functioning craneage**
- Large, secure concreted yard
- 8.5m – 9.6m eaves height
- Functional internal layout with split level loading platforms
- 2 - 5 roller shutter doors
- Translucent roof panels
- Separate office / amenity block





LEASE TERMS

Available on new flexible leases, terms to be agreed

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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