

TO LET

1 BOLD ROAD, SUTTON, ST HELENS, WA9 4JG

B8
01925 320 520
www.b8re.com

Available as a whole or as two separate sites



**8 MINS TO
M62 MOTORWAY**



**SECURE GATED SITE
WITH 24/7 CCTV**



**FLEXIBLE
LEASE TERMS**



**OPTION TO RENT
CONTAINERS SEPARATELY**

4,500 sq. ft. on approx. 0.7 acres

ACCOMMODATION

SITE	ACCOMMODATION	SITE AREA
Office Site	2,000 sq. ft. portacabin office	approx. 0.4 acres
Warehouse Site	2,500 sq. ft. workshop / storage unit	approx. 0.3 acres
Whole Property	4,500 sq. ft.	approx. 0.7 acres

Site areas are approximate. The sites may be taken separately or together.

SPECIFICATION

The site comprises a secure yard and buildings, formerly occupied by Huws Gray and is split into two self-contained sections that can be let separately or together. Specifications include:



2,000 sq. ft. portacabin office



2,500 sq. ft. workshop / storage unit



Available as a whole or as two separate sites



Containers available to rent separately



24/7 CCTV monitored site



Electronically operated gate



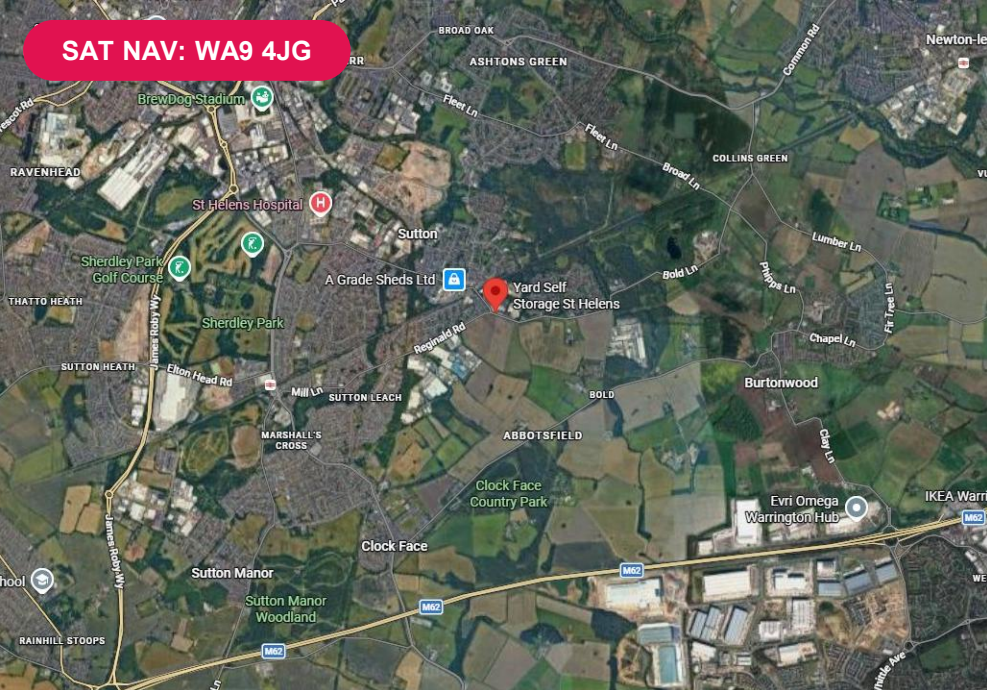
8 mins to M62 Motorway



Flexible lease terms available



SAT NAV: WA9 4JG



DRIVE TIMES

M62	8 mins
M6	10 mins
M57	14 mins
Warrington	18 mins
Liverpool	24 mins
Manchester	35 mins
Chester	35 mins



15 MILES TO LIVERPOOL
JOHN LENNON AIRPORT



24 MINUTES TO
LIVERPOOL



8 MINUTES TO
M62 MOTORWAY

TERMS

Leasehold, available as a whole or as two separate sites.
Flexible lease terms available. Rent on application.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

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

RATEABLE VALUE

Interested parties should make their enquiries to the relevant local authority to obtain the rateable value.

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

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