



Industrial

UNIT 12 | LEA GREEN BUSINESS PARK

Eurolink, St Helens, WA9 4TR



UNIT 12 | 1,925 SQ FT

Industrial unit with office accomodation

This flexible space is well suited to a range of business needs, including manufacturing, warehousing, and trade counter. The unit is situated on a secure, CCTV monitored estate that also benefits from ample circulation and parking space, less than 2 miles away from St Helens town centre, and the M62.



Lease Type	New
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Unit Summary

- 24 Hour Access
- LED Lighting
- Premier Industrial Location
- Flexible Space
- Car Parking
- WC facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,900.00	£10.34
Rates	£5,040.00	£2.62
Maintenance Charge	£2,700.00	£1.40
Insurance	£385.00	£0.20
Total Cost	£28,025.00	£14.56

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

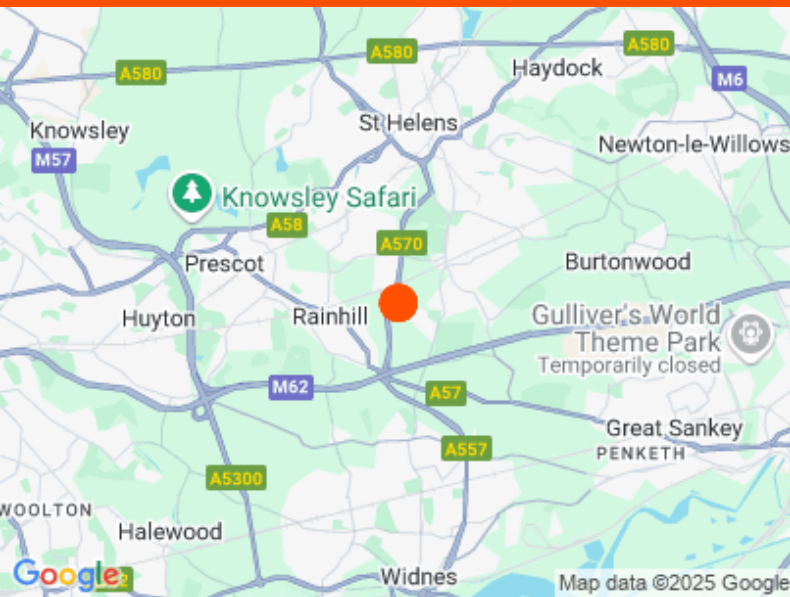
For more info please visit: unit.info/UIP0100522

+44(0) 808 169 7554

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Location

Lea Green Business Park is an established industrial and distribution location situated approximately 1.5 miles south of St Helens town centre

-  Road
M6: 1 mile
-  Airport
Liverpool John Lennon: 10 miles
-  Rail
M6: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (48)



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Key Contact



Hannah Webster
Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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