

Eurolink7

Lea Green, St Helens WA9 4QF

1 mile from J7 M62
Fully Refurbished
Ready for immediate
occupation

A development by

Tandem
INVESTMENTS

TO LET

New Industrial Warehouse Scheme
Units from 14,840 to 71,973 sq ft



M62

J7 >

UNIT 1 & 2

UNIT 3

ENTRANCE

UNIT 6

UNIT 4

EUROLINK

ENTRANCE

Additional Storage
(0.68 acres)

Eurolink7

The well located site is secure and self- contained providing generous fenced yard areas for each unit.

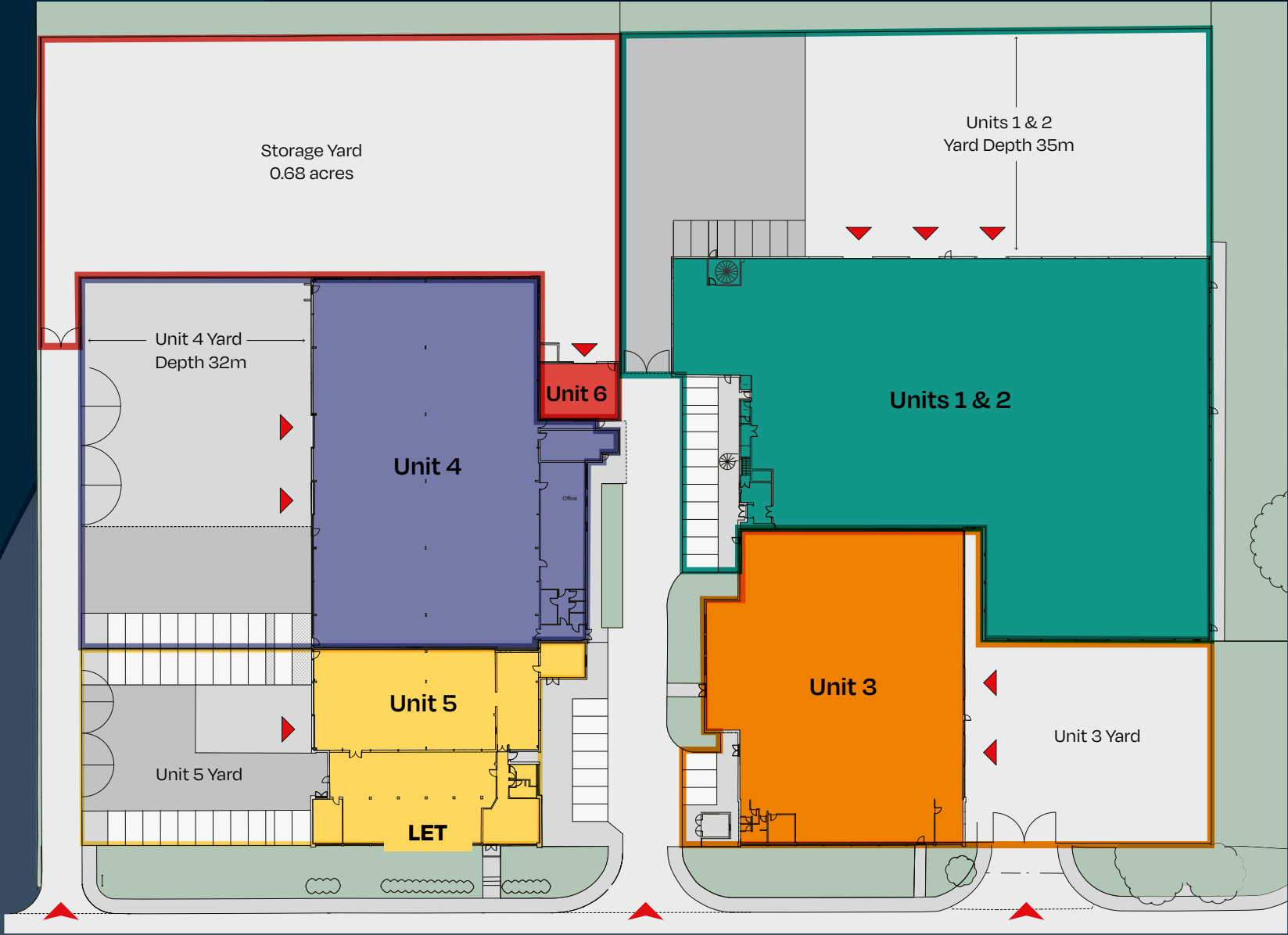
It is being comprehensively remodelled to provide a multi let industrial site consisting of 6 distinct units including an additional 0.68 acre yard and small commercial unit.

RB Furnishings have secured the first unit on site with a further 4 units offered to lease. These can be taken as a whole or combined with additional yard area also available.

Availability

Unit	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft	Eaves Height Metres
1 & 2	32,070	5,307	37,377	9m main 6m bay
3	14,840	-	14,840	4.6 m
4	18,995	-	18,995	5.4 m
5	LET	LET	LET	LET
Yard & 6	761 sqft on 0.68 acres, enslosed yard			

All unit sizes are subject to a final measure upon completion.
Units can be combined .





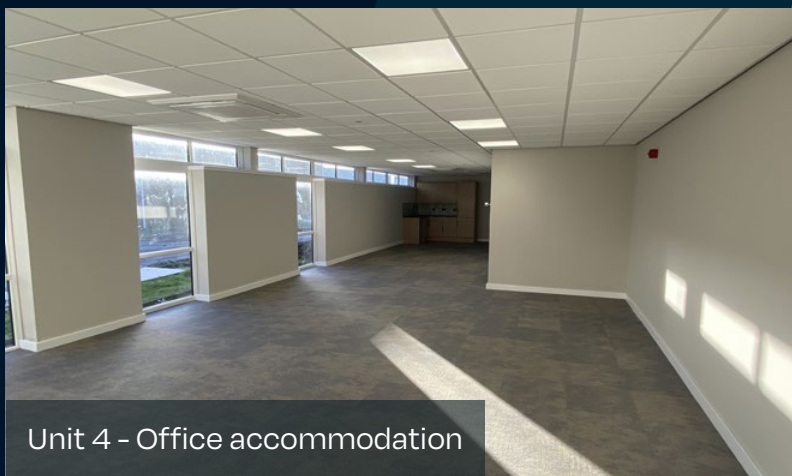
UNIT 4

Yard depth
32m

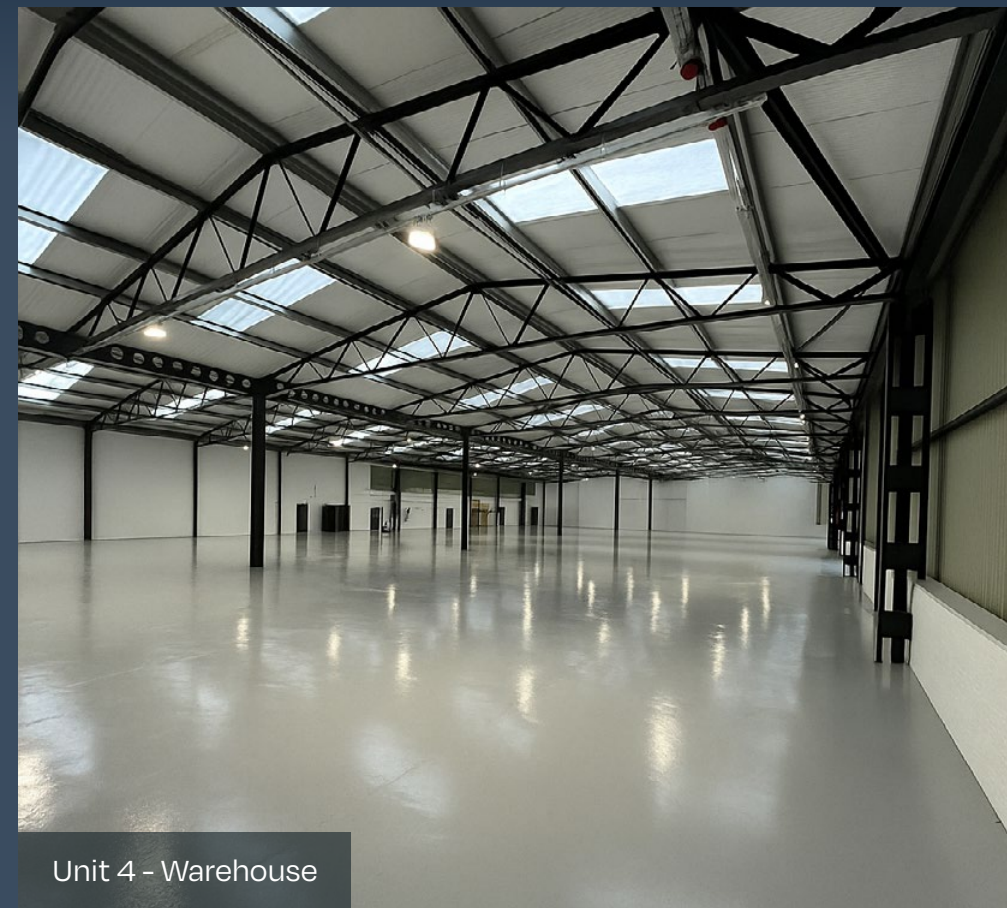
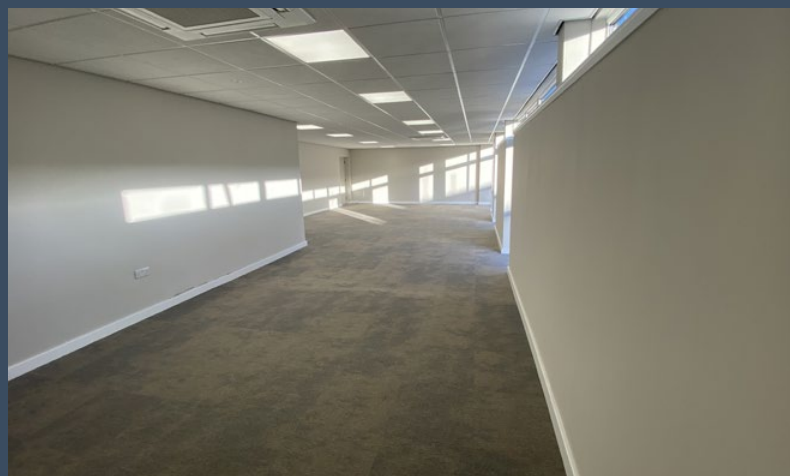
ENTRANCE

Additional Storage
(0.68 acres)

Unit 4
18,995 sq ft
Ready for
immediate
occupation



Unit 4 - Office accommodation



Unit 4 - Warehouse



Large secure
yards



Upto 9m
Eaves



Offices
& Amenity



Level access
loading



New FRI
leases



1 mile to
Junction 7 M62



5 miles
to M6

UNIT 3

UNIT 1 & 2

UNIT 6

UNIT 4

Additional Storage
(0.68 acres)

Yard depth
35m

3 x level
access doors

EUROLINK

LEA GREEN RD

Eurolink7 consists of 5 newly refurbished Industrial/ warehouse units each with offices & ground level loading doors to the warehouse providing 14,840 – 71,973 Sq Ft.

The units are fully refurbished to a high standard.

Location

The property is located on Eurolink an established industrial location approximately 3½ miles south of St Helens Town Centre.

Eurolink leads to the A570 (James Roby Way) which leads south to Junction 7 of the M62 motorway and from there to the wider North West motorway network.



----- Easy access route from M62 J7



An established industrial location approx. 1 mile of the M62 J7

Drive Times

M62, Junction 7	1.1 miles	2 mins
M57, Junction 2	4 miles	8 mins
M6, Junction 23	5 miles	18 mins
Warrington Rail Station	9 miles	21 mins
Warrington	11 miles	21 mins
Liverpool	12 miles	21 mins
Liverpool JL Airport	12 miles	21 mins
Manchester	26 miles	31 mins
Chester	27 miles	42 mins
Preston	28 miles	39 mins
Manchester Airport	29 miles	30 mins
Crewe	41 miles	58 mins



St Helens

St Helens is currently experiencing a wealth of investment across the borough.

St Helens Borough Council and the English Cities Fund (ECF) are bringing forward ambitious plans to transform 24 acres of St Helens town centre via a once-in-a-lifetime regeneration project. Phase one is already underway and the regeneration will include a new 150 bed hotel, a new transport interchange, offices, residential and ground floor retail.

Close to Eurolink, Glass Futures is an innovative 165,000 sq ft research and technology centre to help decarbonise the global glass industry. The £54m Global Centre of Excellence features a unique experimental furnace and other technology that will pioneer ways of making carbon neutral glass.

It was announced in November 2024 that the adjoining site will be developed to further provide 85,000 sq ft of lab and manufacturing space known as Project Halo.



Further Information

Terms

The units are offered by way of new FRI lease on terms to be agreed.

Delivery

Units are available for immediate occupation.

Rent

On application.

Business Rates

Interested parties are advised to make their own enquiries with the local authority.

EPC

An Energy Performance Certificate is available on request.

Further Information

For further information please contact:

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A development by

Tandem
INVESTMENTS

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