

## TO LET



**Concrete Depot  
and Site  
Unit 11  
Westside Ind Est  
Jackson Street  
St Helens  
WA9 3AT**

### **CONCRETE BATCHING PLANT WITH OFFICES**

0.31 acres (0.126 ha) with circa 1,520 sq ft (141 sq m) of ancillary space

- batching plant suitable for continued use
- self contained secure hard surfaced yard area with ancillary office / storage space
- located close to centre of St Helens and with easy access to the motorway network

FLEXIBLE TERMS AVAILABLE

# WESTSIDE INDUSTRIAL ESTATE ST HELENS



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## Location

The site is located on West Side Industrial Estate approximately 1 mile from the centre of St Helens. West Side is approximately 4 miles north of J7 of the M62 and 5 miles south west of J23 of the M6 providing excellent access to the regional and national motorway network.

The surrounding area is predominantly industrial with a mixture of modern and secondary units, ranging in sizes.

## Description

The site comprises a regular open self contained storage yard with batching plant and associated offices / ancillary space .

The site has been most recently used as a concrete batching plant and would be suitable for a continuation of this use.

The site extends to circa 0.31 acres (0.126 ha).

## Business Rates

The site is currently assessed as store, offices and premises and has a rateable value of £9,300.. This does not constitute the rates payable.

## Terms

The site is available by way of an assignment or subletting of the existing lease expiring 5<sup>th</sup> August 2024. A new longer term lease may also be available by negotiation.

**Further rental information available upon request.**

## Viewing

Site inspections can be arranged strictly by appointment through the sole agents:

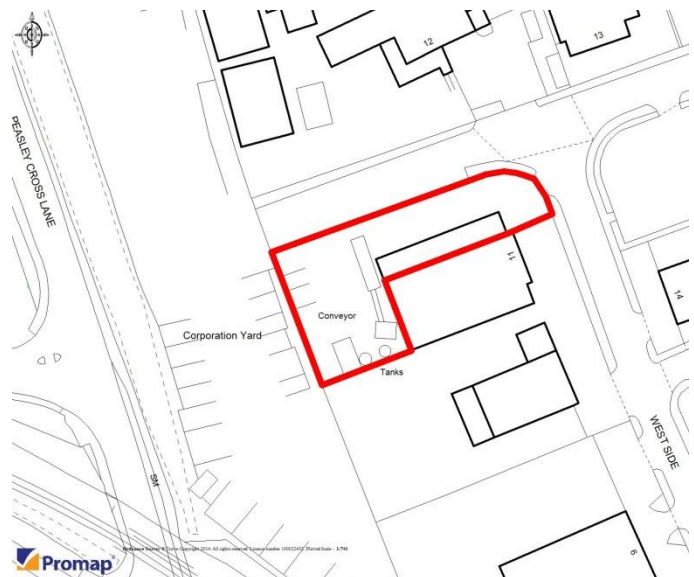
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**(Site plans are indicative only and should not be relied upon)**

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