

TO LET (MAY SELL)



Roundwood Drive

ST HELENS, WA9 5JD

WAREHOUSE/INDUSTRIAL UNIT WITH OFFICES
17,361 SQ FT (1,613.5 SQ M)

- Rare Freehold Opportunity
- Close to St Helens Linkway
- Detached Building
- Undergoing extensive refurbishment



Location

The property is located to the south of St Helens town centre. Close to the junction of Sherdley Road with the St Helens Linkway A570. The Linkway connects to the M62 Motorway at Junction 7 to the south and the East Lancashire Road A580 to the north.







Description

The property comprises a detached warehouse/workshop unit. The original steel frame building has been extended with a more recent steel portal frame section and there is a two storey amenity section across the frontage.

The site extends to 0.85 acre and includes a yard across the east elevation. The original workshop has a working height of 4.9m and the more recent extension has a height to eaves of 7.2m.

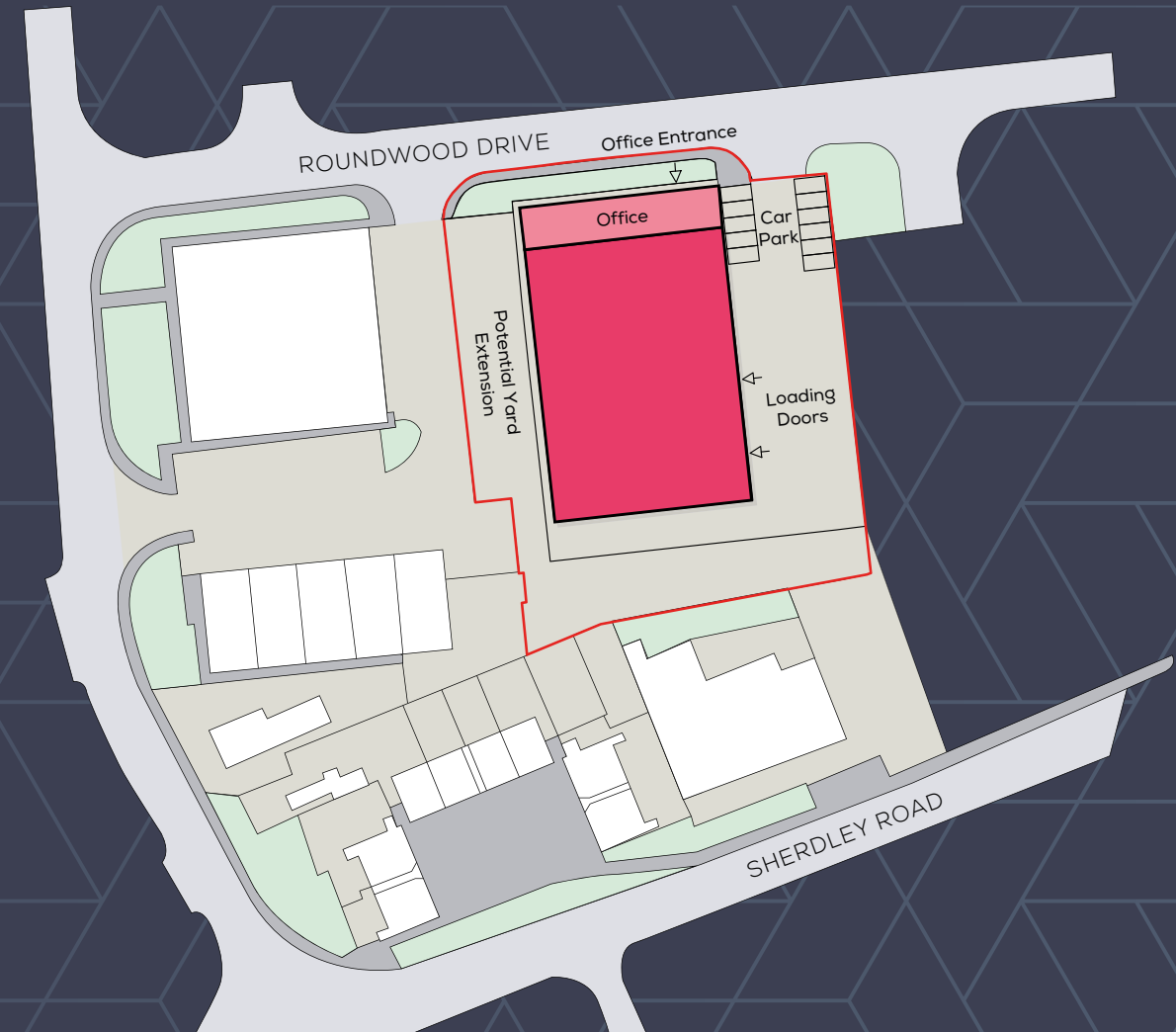
The property is currently undergoing a comprehensive refurbishment both Internally and externally.





Accommodation

AREAS	SQ FT	SQ M
Original Workshop	8,129	755.5
Warehouse Extension	5,788	537.9
Amenity	1,938	180.1
First Floor Offices	1,506	140.0
Total	17,361	1,613.5





Price

Offers in excess of £700,000

VAT

We are advised that there is no election of VAT in respect to this property.

Business Rates

Rateable Value: £57,500

Rates Payable: £29,440 (2020/21)

Tenure

Freehold.

Services

3 phase electricity, gas and water.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

Available shortly.

All enquiries:

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