

# TO LET

CALEB HOUSE, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU



# LOCATION



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CALEB HOUSE ENJOYS A PROMINENT AND HIGHLY ACCESSIBLE POSITION WITHIN ST HELENS, OFFERING EXCELLENT CONNECTIVITY TO THE TOWN CENTRE AND THE WIDER NORTH WEST.

THE LOCATION BENEFITS FROM A WIDE RANGE OF LOCAL AMENITIES, RETAIL FACILITIES, CAFÉS, AND SERVICES, WHILST ST HELENS TOWN CENTRE IS WITHIN EASY REACH. THE PROPERTY IS WELL PLACED FOR ACCESS TO THE REGION'S MAJOR ROAD NETWORKS, WITH THE M6 AND M62 MOTORWAYS PROVIDING RAPID LINKS TO LIVERPOOL, MANCHESTER, WARRINGTON, AND BEYOND.

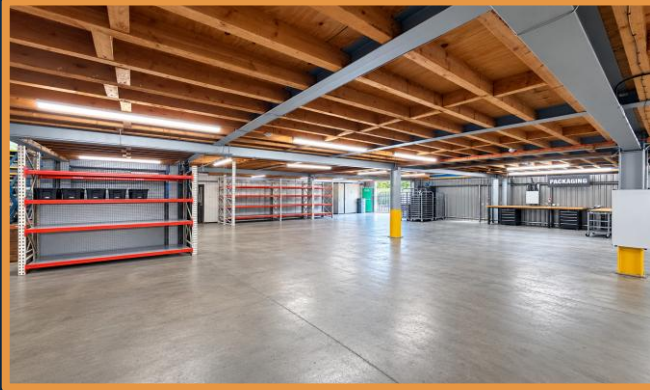
ST HELENS ALSO BENEFITS FROM GOOD PUBLIC TRANSPORT CONNECTIONS, PROVIDING CONVENIENT ACCESS TO SURROUNDING TOWNS AND CITIES. COMBINING A STRATEGIC LOCATION WITH EXCELLENT TRANSPORT LINKS AND A COMPREHENSIVE RANGE OF AMENITIES CLOSE BY, CALEB HOUSE PROVIDES AN ATTRACTIVE AND WELL-CONNECTED BUSINESS ADDRESS FOR A VARIETY OF COMMERCIAL OCCUPIERS



# PHOTOS



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# FLOORPLAN

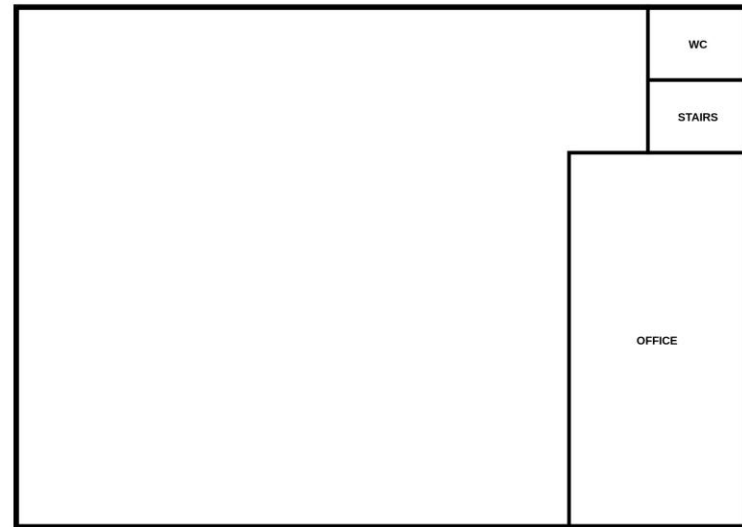
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GROUND FLOOR



1ST FLOOR



# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION IN ST.HELENS
- GROUND FLOOR GROSS ACCOMMODATION – 4,540 SQ.FT
- MEZZANINE GROSS ACCOMMODATION – 4,096 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

## PRICE

- £42,000 PER ANNUM PLUS VAT

# ENQUIRIES

CALEB HOUSE, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU



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