

TO LET

UNIT 2, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU



LOCATION

UNIT 2, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU

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.

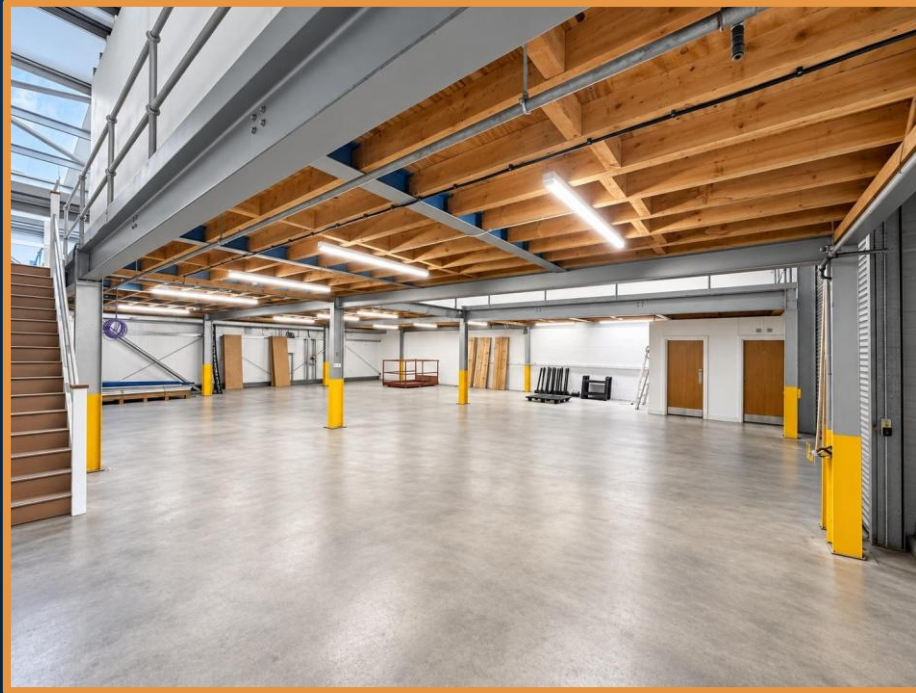
ST HELENS ALSO BENEFITS FROM GOOD PUBLIC TRANSPORT CONNECTIONS, PROVIDING CONVENIENT ACCESS TO SURROUNDING TOWNS AND CITIES. COMBINING A STRATEGIC LOCATION WITH EXCELLENT TRANSPORT LINKS AND A COMPREHENSIVE RANGE OF AMENITIES CLOSE BY, CALEB HOUSE PROVIDES AN ATTRACTIVE AND WELL-CONNECTED BUSINESS ADDRESS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



PHOTOS



UNIT 2, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU

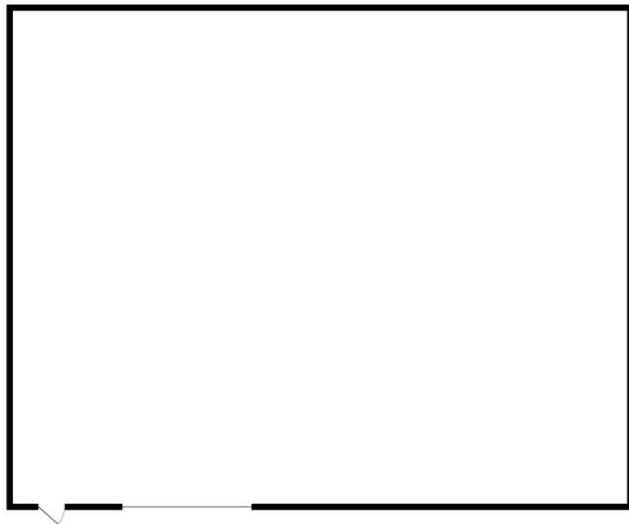


FLOORPLAN

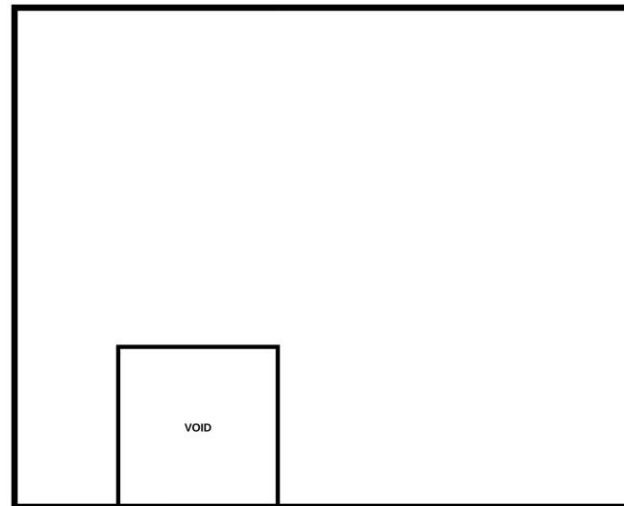
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GROUND FLOOR



1ST FLOOR



DETAILS

UNIT 2, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU



DESCRIPTION

- PROMINENT LOCATION IN ST.HELENS
- GROUND FLOOR ACCOMMODATION – 2,742 SQ.FT
- MEZZANINE ACCOMMODATION – 2,392 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

- £30,000 PER ANNUM PLUS VAT

ENQUIRIES

UNIT 2, ABBOTSFIELD ROAD, ST. HELENS, WA9 4HU



SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX



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zoopla

