

UNIT B

- ▶ Eaves height of 9.2m
- ▶ Full racking system within

UNIT A

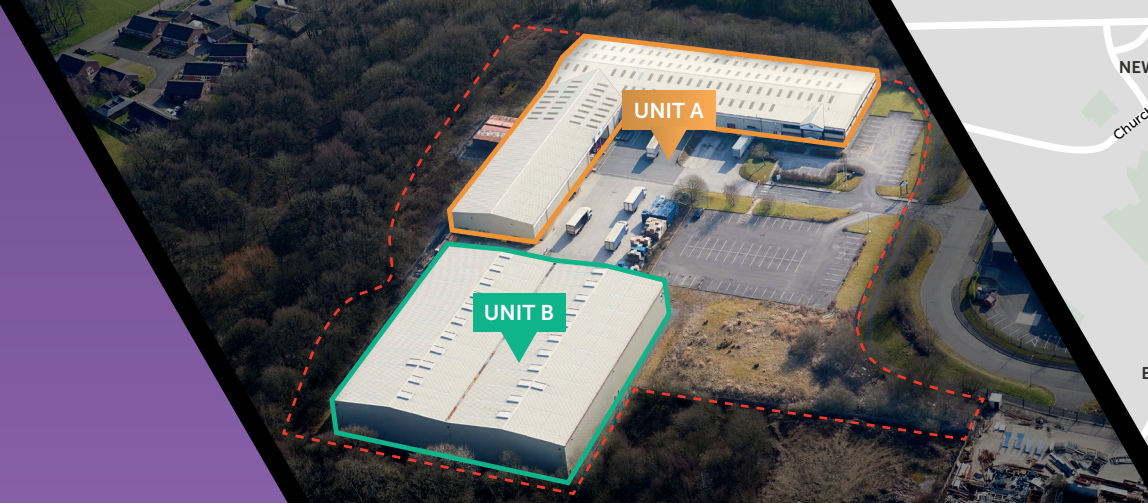
- ▶ Units ranging from 3,591.54 to 49,688.82 sq ft

FOR SALE / TO LET
UNITS FROM 3,600 - 90,909 SQ FT

SANKEY VALLEY INDUSTRIAL ESTATE,
NEWTON-LE-WILLOWS, **WA12 8DN**



SPECTRUM²³
BUSINESS PARK



SPECIFICATION

- ▶ Two detached warehouse/distribution units
- ▶ Dedicated parking with 90 spaces
- ▶ Lighting throughout
- ▶ Access via a combination of drive in and dock level loading
- ▶ Eaves height from 5m - 9.2m
- ▶ Fully fenced and gated site

ACCOMMODATION

The property has the following approximate gross internal floor areas:

UNIT A	SQ FT	SQ M
Bay 1	10,410.94	967.20
Bay 2	3,788.34	351.95
Bay 3	11,174.11	1,038.10
Bay 4	7,863.33	730.52
Bay 5	6,907.56	641.73
Bay 6	3,591.54	333.66
TOTAL	43,735.82	4,063.16
Offices	5,953.00	553.05
TOTAL INC OFFICES	49,688.82	4,616.21
UNIT B	SQ FT	SQ M
Warehouse	41,221	3,829.42
TOTAL FOR A & B	90,909.82	8,445.63
SITE AREA	6.11 acres	2.47 ha

BUSINESS RATES

Interested parties are advised to make their own enquiries with St Helens Council on 01744 676789 or www.sthelens.gov.uk.

LEGAL COSTS

Each party to bear their own legal costs incurred.

TENURE

The premises are available freehold or alternatively by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All prices quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.

PRICE

The property is available to purchase, price on application.

EPC

The property has an EPC rating of C (63), certification available upon request.

CONTACT

For further information please contact one of the joint agents:

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