

To Let



Please note this is an indication of the proposed development

Queensway Trade Park

Moss Bank, St Helens WA11 7BY

Individual industrial/commercial units

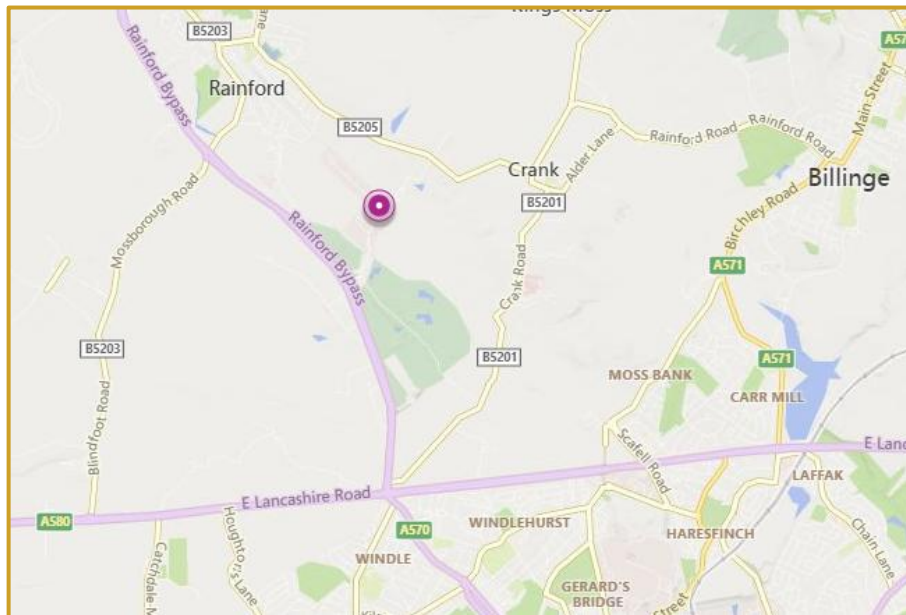
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Key Highlights

- **New build industrial units**
- **Fibre broadband installed**
- **Dedicated parking**
- **Modern, secure design**
- **Prime location**



Location

Queensway Trade Park enjoys a convenient and well-connected position within St Helens, Merseyside approximately 11 miles east of Liverpool and 18 miles west of Manchester. The estate is situated on Queensway, just off Moss Bank Road and Windermere Avenue, and lies less than half a mile from the A580 East Lancashire Road, providing direct access to the M6, M62 and M57 motorways.

St Helens town centre is located around 2 miles to the south, with both St Helens Central and Lea Green railway stations offering frequent services to Liverpool, Manchester and the wider North West. Set within an established commercial area surrounded by a mix of light industrial and residential uses, Queensway Trade Park offers an accessible and practical base for a variety of business occupiers seeking a strategic location with excellent regional connectivity



Description

The industrial park comprises a new development of high specification industrial units providing modern and efficient accommodation suitable for a variety of occupiers. The units are of steel portal frame construction with fully clad elevations, as illustrated in the accompanying image. Internal blockwork is used to form dividing walls between units and to enclose the office and toilet accommodation. Each unit benefits from LED lighting within the warehouse, electric roller shutter doors to vehicular openings and windows, and a separate pedestrian access door. Single phase electricity is provided throughout, allowing flexibility for a range of light industrial, storage, or distribution uses. Accommodation within each unit includes a small office, kitchenette, and WC facilities, providing essential amenities for daily operations. The buildings are constructed with an eaves height of 6 metres to allow for the installation of a mezzanine floor if required. Each unit will also be fitted with an electric vehicle charging point to support sustainable transport requirements. Externally, the development benefits from fully concreted service yards, dedicated loading areas, and allocated car parking. The overall layout has been designed to ensure efficient vehicular circulation and practical day-to-day operation for occupiers. The site is securely enclosed by perimeter fencing and is accessed via electrically operated entrance gates from the estate road. Fibre broadband will be installed to provide high-speed connectivity throughout the development.



Accommodation

The individual units provide for 118.00 sqm (1,270 sqft)



Management Charge

An estate management charge will be levied for the upkeep of communal areas.



Planning

B2 and B8 usage

Additional Plans / Photos (Please note this is an indication of the proposed development)





Rating

Interested parties should make their own enquiries to the Local Authority for details on rateable value and rates payable



Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.



Services

We understand the unit will benefit from mains drainage, water and electric. Please note no services or appliances have or will be tested prior to occupation.



Rent

On application



EPC

Energy Performance Certificates will be made available in due course.



VAT

All prices quoted are exclusive of VAT. We understand VAT is payable on this transaction.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

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