



To Let

Rainford Industrial Estate

Mill Lane, Rainford, St Helens WA11 8LS

Individual industrial/commercial starter units from 400 sqft upwards

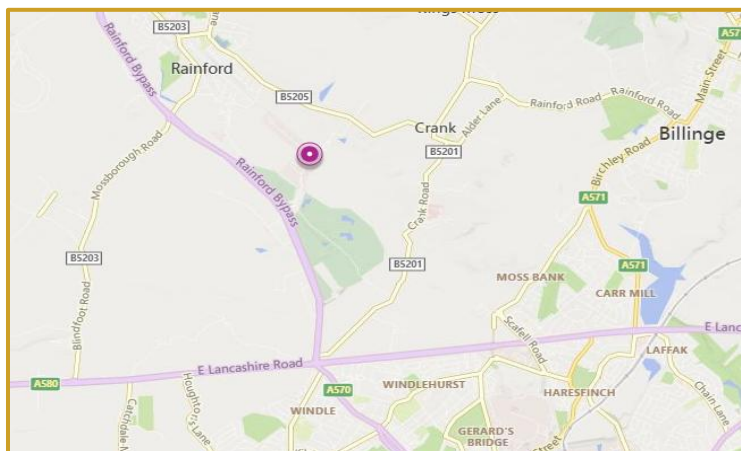
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Key Highlights

- **Refurbished industrial starter units**
- **From as little as £60 per week rent**
- **Managed estate**
- **Suitable for a variety of uses**
- **Established location**



Location

Rainford Industrial Estate is situated within the village of Rainford, approximately 5 miles north of St Helens and 9 miles west of Wigan, in the Metropolitan Borough of St Helens. The estate lies around one mile south-east of Rainford village centre, occupying a prominent position fronting Mill Lane, which provides direct access to the A570 (Rainford Bypass). The A570 offers excellent connectivity to the regional motorway network, linking with both the A580 East Lancashire Road and the M58 motorway, and providing convenient routes to Liverpool, Manchester and other key centres across the North West.

Rainford Industrial Estate is a well-established commercial location accommodating a diverse range of industrial, trade and business occupiers. It provides a practical and accessible base for companies seeking a well-connected position within an attractive semi-rural setting.



Description

Rainford Industrial Estate is an established industrial estate under single ownership that provides a variety of smaller industrial and commercial business units. The industrial estate is currently undergoing a programme of refurbishment and a number of refurbished units are now available. Present availability is set out within the accommodation section of this brochure.

The industrial estate is fully managed and provides for a good mix of tenants from light industrial and warehousing uses through to business and commercial occupiers as well as an onsite café/hot food vendor.



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



Accommodation

| Unit | Size | Rent P.A. |
|------|-------|-----------|
| 16 | 1,080 | £7,600 |
| 18 | 1,250 | £8,750 |
| 19 | 1,250 | £8,750 |

Note: rent quoted is exclusive of VAT, service charge, insurances and utilities



Insurance

The Landlord will insure the buildings via a block estate policy and this will be recharged to the tenants. Tenants are responsible for obtaining their own insurance as required for contents and their occupation.



Planning & Use

The units are suitable for a variety of uses in accordance with other uses on site including light industrial, warehousing, mechanical engineering, fitness and leisure.

It is recommended that interested parties do ensure that their proposed use for the building meets with planning permissions and it is suggested that enquiries are made to the local authority planning department in this regard.



Business Rates

Each of the units attract their own business rates assessment and whilst the rating assessment can be provided upon request it is recommended that interested parties make their own enquiries with the Local Authority for details on the rates payable. In the majority of instances we believe small business rates relief will apply and occupiers will have zero rates payable to make however interested parties should clarify this with the Local Authority



Estate Charge

An estate management charge will be levied for maintenance and provision of communal services. Further details available upon request



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 available units benefit from mains drainage, water and electric. Tenants will be responsible for payment of their electric use either via a Landlord sub-metered payment or direct to the utility provider. Please note no services or appliances have or will be tested prior to occupation.



EPC

Energy Performance Certificates will be made available in due course.



VAT

All prices quoted are exclusive of VAT. VAT will be payable, at the prevailing rate. Your legal adviser should verify.

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.

Ref: AG0870

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ENQUIRIES, FURTHER INFORMATION &
VIEWINGS REQUESTS VIA THE AGENTS

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