

**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

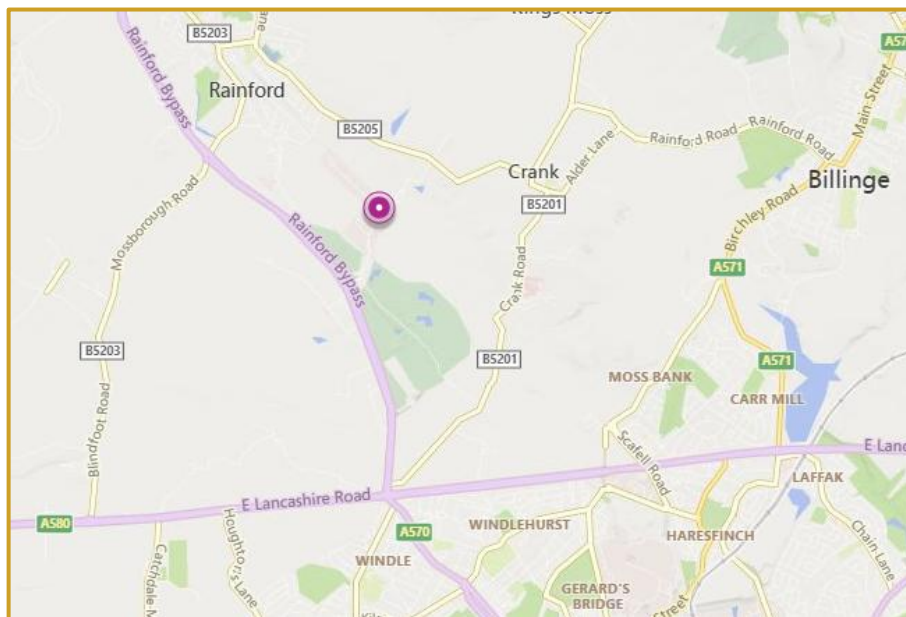
**PARKINSON**  
REAL ESTATE ● ● ● ●

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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, offering modern and efficient accommodation suitable for a variety of occupiers. The units comprise a steel portal frame construction with fully clad elevations. Internal blockwork is limited to the partition walls separating the units and to the enclosure of the office and toilet accommodation. Each unit comprises high-quality space with LED-lit warehouse areas, electric roller shutter vehicular doors, and a separate pedestrian entrance. The provision of single-phase power ensures suitability for a variety of light industrial, storage, or distribution purposes. The accommodation includes a small office, kitchenette, and WC facilities, offering essential amenities for daily operations. The buildings are constructed with an eaves height of 6 metres, providing the potential to install 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 site layout ensures efficient vehicular circulation and practical day-to-day operation for occupiers. The site is securely enclosed by perimeter fencing and accessed via electrically operated entrance gates from the estate road. In addition, fibre broadband will be installed throughout the development, providing high-speed connectivity for modern business needs.



### 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.

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Subject to contract.

Ref: AG0864

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## REAL ESTATE

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