

Flexible workspace solutions

JACKSON STREET INDUSTRIAL ESTATE, ST HELENS

Workshop Units To Let

Unit Sizes Range from 506 – 4,750 sq ft

Location:

The estate is located on West Side, in an established industrial area approximately half a mile south of the town centre. Junction 7 of the M62 motorway is approximately 3 and a half to the south and the A580 East Lancs Road is 2 and a half miles to the North East.

Description:

A fully fenced and gated estate of modern workshop units with car parking and circulation space.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and overhead loading doors.

Specification:

Reinforced concrete floor

Steel portal frame

Brick and blockwork walls

Manually operated overhead loading doors

Three phase electricity supply

Mains gas to the estate

Forecourt and car parking areas

Domestic plumbing to toilet area

Telephone entry duct



'Easy In, Easy Out' Lease Terms Include :

Initial three year term

Only three months notice required to vacate at anytime during the three year term

Rent payable monthly in advance, subject to a fixed annual increase

Rents quoted are to include costs for external and structural repairs and building insurance

No solicitors required

Further details on request

Subject to contract

Other Information:

A rental deposit will be collected by the Landlords. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable

MISREPRESENTATION CLAUSE

Whittle Jones Group Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract
 - b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct however any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them.
 - c) No person in the employment of Whittle Jones Group Limited has any authority to make or give representation or warranty whatever in relation to this property.
 - d) Rent, prices, premiums and service charges quoted are exclusive of VAT (which may be chargeable).
- Whittle Jones Group Ltd are a subsidiary company of the owners Northern Trust Company Ltd.