




ROUNDWOODPOINT
 Industrial Development • St. Helens



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For Sale / To Let
 4,350 sq ft – 33,650 sq ft
 (404 sq m – 3,126 sq m) approx

New & High Quality Refurbished Industrial / Warehouse Units



Jonathan Thorne



Viewing
 Strictly by appointment
 through joint agents
 WHR & CBRE.

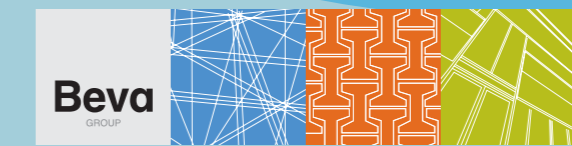
Gary Chapman/John Barton



The Lexicon 10 Mount Street Manchester M2 5NT

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the joint agents or the vendors, or lessors. All properties are offered subject to contract and availability.

Designed by  Marketing 0161 236 5395



Roundwood Drive, St Helens, WA9 5JD



Location

The development is located on Roundwood Drive, accessed off Sherdley Road close to its junction with the St Helens linkway (A570) which provides easy access to both St Helens town centre and Junction 7 of the M62 motorway.

Liverpool is situated approximately 12 miles to the West, Warrington approximately 5 miles to the South East and Manchester City Centre approximately 22 miles to the East.

Description

The development comprises a range of high quality refurbished units together with new accommodation incorporating generous service yard / car parking areas.

Unit A - High Bay

An existing modern high bay unit of portal frame construction with profile metal clad elevations and roof. Having an eaves height of 11.2 metres approx. Dock level and drive-in loading is provided.

Units B & C

High quality refurbished units of steel portal frame construction providing functional, warehouse / manufacturing space having an approximate eaves height of 5 metres and drive-in loading leading onto a large service yard / car parking area. Can be subdivided to provide units from 5,100 sq ft up to 20,150 sq ft approx.

Unit D & E

Two, high quality refurbished industrial / warehouse units of steel portal frame construction which could be combined to provide a total of approximately 16,200 sq ft , having drive-in loading onto a large service yard / car parking area.

Unit G

New industrial / warehouse unit having an approximate eaves height of 8 metres. Unit has good visibility from Sherdley Road.

Accommodation

	SQFT	SQM
Units A	Let	
Units B & C	5,100 - 20,150	474 - 1,129
Units D & E	7,100 - 16,200	660 - 1,505
Unit F	Let	
Unit G	4,350	404.1

All sizes are approximate

Services

We understand that all mains services are connected to individual units including three phase electricity, water and gas, with the potential to accommodate high power usage requirements on site.

Legal costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged where applicable at the prevailing rate.

