ST HELENS
BOROUGH COUNCIL

TO LET

UNIT 3 SUTTON OAK DRIVE, ST.HELENS

INDUSTRIAL UNIT

232 sq m (2,497 sq ft)



- Popular Location
- Dedicated yard
- Available for Lease
- In need of some repair
- Rent concession offered (see Viewings and Queries)

DESCRIPTION

Single storey end terrace, portal frame industrial unit. Offering space for general commercial and industrial use within Classes B1, B2 and B8 of the 1987 Use Classes Order (subject to Planning).

Not Class E Use Classes Order 2020

Car parking is available within the secure yard to the front of the property.

LOCATION

The unit is located within Sutton Oak Drive Industrial Estate, off Baxters Lane, St.Helens. Close to the A570 St.Helens Link Road with access to the M62 and M6 motorways.

SERVICES

Electricity and mains water connections available.

ACCOMMODATION

	sqm	sqft
Workshop & Office Space	232	2,497
Measurements are based on approximate gross internal area		

INSURANCE

The Council is to insure the building against the usual Insured Risks, the cost of which is to be recharged to the Tenant together with any administrative charges payable.

BUSINESS RATES

The Rateable Value of the property is £16,750 (2026) which may qualify for Small Business Rates Relief. For Business Rates liability, please check with the Council's Business Rates Section on 01744 676696 for more details.

LEASE TERMS

The premises are available initially by way of an Agreement for Lease and thereafter on a full repairing and insuring basis. (See Viewing and Queries)

The Lease will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

EPC RATING

The premises are currently assessed as category E.

RENT

The Council will invite offers in the region of £19,500 per annum (see Viewing and Queries below)

COSTS

The Tenant will be responsible for the payment of the Council's reasonable Legal and Surveyor's fees in the sum of £2,890 plus VAT if appropriate.

COMMON ITEMS EXPENDITURE

A service charge is not operated but the Landlord will recover common expenses as and when incurred.

VIEWING & QUERIES

For further information or to arrange a viewing please contact: Property Services 01744 671871` propertyservices@sthelens.gov.uk

There will be a period for viewing between the 12th October and 5th November 2026 and we would invite all offers to be submitted by 5pm on 6th November 2026.

The Tenant will be required to undertake a Schedule of Repairs and Works; in exchange for which the Landlord will grant an agreed rent concession.

An electronic copy of the proposed Schedule of Repairs and Works will be available prior to the period for viewing.

Misrepresentation Act 1967

Whilst all due care and attention has been taken in the preparation of these particulars, their accuracy is not guaranteed; furthermore, they do not form part of any contract. In addition, the Council does not bind itself to accept the highest or any offer received. All measurements or areas quoted are approximate and the plan is supplied for identification purposes only.