ST HELENS
BOROUGH COUNCIL

TO LET

UNIT 4 and 5 SUTTON OAK DRIVE, ST.HELENS

INDUSTRIAL UNIT

464 sq m (4,994 sq ft)



- Popular Location
- Good transport links
- Dedicated yard
- Suitable for a range of industrial and commercial uses (STP)
- New lease available from April 2027

DESCRIPTION

An excellent opportunity to lease two adjoining industrial units situated within the established Sutton Oak industrial area of St Helens. The premises offer versatile accommodation suitable for a range of industrial, warehouse and trade-related uses, subject to the necessary consents. Conveniently located with good access to the local road network, the units provide an attractive opportunity for businesses seeking well-positioned commercial premises.

LOCATION

The property is situated on Sutton Oak Drive, within an established industrial and commercial area to the east of St Helens town centre. The location benefits from convenient access to the A58 and A570, providing links to the wider regional motorway network, including the M62 and M6. St Helens town centre and its associated amenities are also within easy reach.

SERVICES

Electricity and mains water connections available.

ACCOMMODATION

	sqm	sqft
Workshop & Office Space	464	4,994
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 £30,750 (2026) which may qualify 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 to let by way of a new lease, with a proposed commencement date of 1 April 2027. Further details of the lease terms are available upon application.

EPC RATING

The premises are currently assessed as category C.

RENT

The Council will invite offers in the region of £39,000 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

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.