



WATLING
REAL ESTATE

FLEET LANE, ST HELENS, WA9 2RJ

Vacant Industrial & Office Premises – Freehold Sale



HIGHLIGHTS

- ▶ Established industrial area that forms part of the popular Parr Industrial Estate in St Helens
- ▶ St Helens is strategically nestled between Liverpool (15 miles) and Manchester (25 miles)
- ▶ Vacant warehouse with separate two storey offices extending 44,142 sq ft
- ▶ Prominent site of circa 2.35 acres with large yard / car parking
- ▶ Strong asset management potential including full/partial refurbishment and/or redevelopment
- ▶ Residential development potential – subject to planning
- ▶ Freehold

OFFERS ARE SOUGHT IN EXCESS OF

£1,600,000

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

The guide price reflects an extremely low capital value of just £36.25 per sq ft.

LOCATION / SITUATION

The Property is located in St Helens, Merseyside and is 9 miles north west of Warrington, 15 miles east of Liverpool and 25 miles west of Manchester.

St Helens is a large town that was renowned for its heavy industry, particularly its role in the coal mining industry, glassmaking, chemicals and copper smelting, and continues to be an established industrial location today.

The Property is situated on the southwest side of Fleet Lane within an area that forms part of the Parr Industrial Estate. Access to Fleet Lane is from Parr Stocks Road (A572), which is one of the main arterial routes serving St Helens town centre. Junctions 7 and 8 of the M62 motorway can be accessed approximately 5 miles to the south west and east respectively.

The surrounding uses are a mixture of established residential and industrial.



DESCRIPTION

The property comprises a steel portal frame warehouse unit across two bays with an interconnecting single-storey office section to the west elevation. The unit has two roller shutter loading doors which open onto a large yard. There is a parking area to the front, with a separate office building (a former public house) fronting Fleet Lane.

The main office building to the front is of conventional brick construction across basement, ground and first floors. Internally the accommodation comprises a series of cellular office rooms, reception area, meeting rooms, labs, storage and staff amenities.

The site is secured with mainly palisade fencing, with short sections of concrete and brick walls.

In total the accommodation extends to 44,142 sq ft (Warehouse 39,585 sq ft and office building 4,557 sq ft).



TITLE

The property is held under three freehold titles; LA194029, MS406037 and LA190977. It extends to approximately 2.35 acres in entirety, with a low 42% site coverage.

The plan below illustrates our understanding of the title and its boundaries:



ASSET MANAGEMENT

There are various asset management initiatives which could be pursued by new owners.

These are not limited to, but include:-

- ▶ Let the warehouse and offices to produce a rental income
- ▶ Refurbish both the warehouse and offices to improve demand and lettability
- ▶ Demolish the offices to create a larger yard for the warehouse
- ▶ Convert the offices into a higher value use. Roadside / convenience / drive thru
- ▶ Potential future residential redevelopment subject to planning



FURTHER INFORMATION

RATING

The rateable value for 'Gt B Components Ltd Innovation House, Fleet Lane, St Helens, Merseyside, WA9 1TA' in the current rating list is £106,000.

EPC

Both the warehouse and the offices have a D rating. The certificates can be found on our data room.

PRICING

Offers are sought in excess of £1,600,000 (One Million Six Hundred Thousand Pounds), subject to contract and exclusive of VAT.

The purchase price reflects an extremely low capital value of just £36.25 per sq ft.

FURTHER INFORMATION

For further information regarding the disposal process and access to the data site please contact the sole agent, Watling Real Estate.

CONTACTS

IAN WHITTAKER

T: +44 (0) 7740 397 086

ian.whittaker@watling.com

DAN EDMUNDSON

T: +44 (0) 7702 532 880

daniel.edmundson@watling.com

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Subject to Contract
Property Reference: 223124

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