



**TO LET**

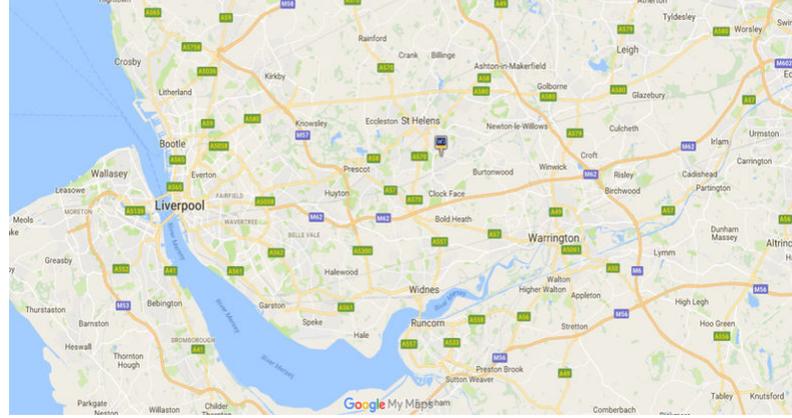
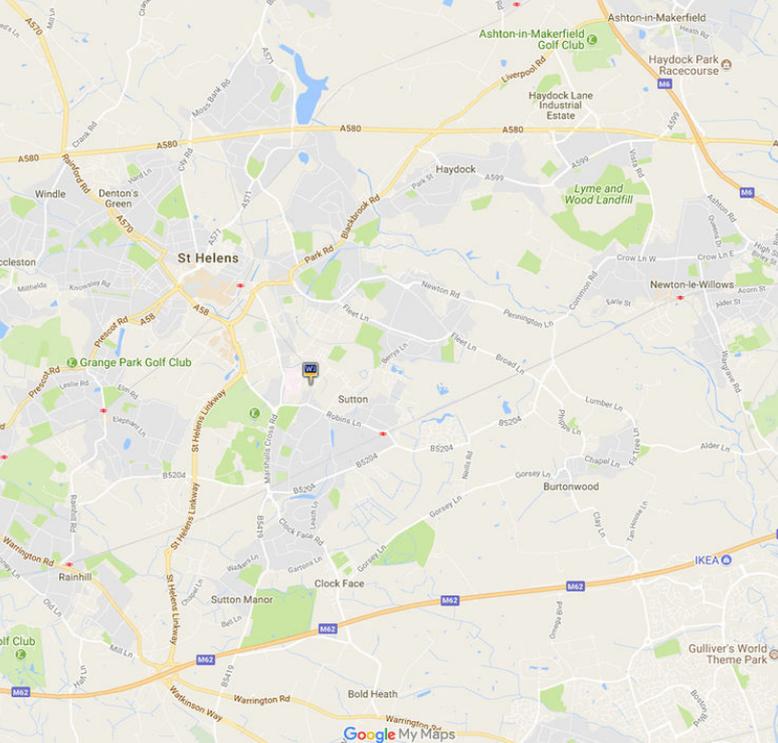
# BAXTERS LANE INDUSTRIAL ESTATE

SUTTON OAK DRIVE, ST HELENS, WA9 3PH



- Modern Industrial / Workshop Units
- Excellent Location
- Good Transport Links
- Ample Car Parking
- Gas, Water and Electricity Supply
- CCTV

**WORKSHOP / INDUSTRIAL UNITS**  
**484-1,001 SQ FT (44-93 SQ M)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
St Helens Train Station	1.7	8	Drive
J7, M62	3.7	8	Drive
J23, M6	5.5	19	Drive
Liverpool	15	45	Train

Source: theAA.com

# BAXTERS LANE INDUSTRIAL ESTATE

SUTTON OAK DRIVE, ST HELENS



## DESCRIPTION

Baxters Lane Industrial Estate, totalling 13,374 sq ft, is a modern purpose built industrial / workshop scheme arranged in three terraced blocks, ranging in size from 485 - 1,001 sq ft. The units are of single storey steel framed construction with brick and block elevations under a steel profile sheet roof with translucent roof panels. The units are accessed via a near full height loading door with separate personnel entrance. Internally, there is Gas, Water and Electricity supply and an integral toilet block with wash basin. Units 18 to 24 benefit from a concrete surfaced secure compound to the front of each property, where as units 25 to 32 front Sutton Oak Drive. The estate is equipped with CCTV and external lighting to the common parts.

## SPECIFICATION

- Manual Loading Door
- Separate Personnel Entrance
- CCTV for Common Parts
- External Lighting
- Ample Car Parking
- Gas, Water and Electricity Supply

## EPC

The EPC ratings on the available units range from A11 - D78, Copies of individual EPC's are available upon request.

## VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)

## LOCATION

Baxters Lane Industrial Estate is situated off Sutton Oak Drive in St Helens, Merseyside. Located 6 miles north of the River Mersey, St Helens is ideally located benefitting from excellent transport links. Liverpool is 11 miles to the west and the centre of Manchester is within 23 miles. St Helens is well served by Motorway links with the east / west corridors of the M58 and M62 to the north and south of the town respectively. The A580 dual carriageway (East Lancashire Road) runs north of the town centre and connects Manchester to the Liverpool Docks.

St Helens benefits from good public transport with St Helens Central Rail Station being less than 2 miles from the estate, providing regular services to Liverpool Lime Street and Wigan North Western. St Helens town centre is less than 2.5 miles, providing a range of local amenities including high street shops, retail outlets and eateries. Morrisons is within 3 minutes walk.

## TERMS

There are a range of flexible leasing options available. For further details please contact Whittle Jones on 01257 238666



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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