



UNIT 1, 121 BIRCHLEY STREET, ST HELENS WA10 1HU

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ST HELENS, WA10 1HU



Agreement

To Let



Detail

Industrial



Rent

On Application



Size

1,136 sq m (12,226 sq ft)



Location

St Helens, WA10 1HU



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises of a steel portal framed warehouse built in the early 1970's and benefitting from ground floor workshop, storage and first floor offices.

Externally, the property shares a communal access with the other units at 121 Birchley Street and from dedicated car parking and loading bay.

The warehouse is built to the following specification:

- Lined asbestos roof incorporating 15% roof lights
- Brick walls and concrete floor
- Lit via sodium lights and unheated
- Eaves height of 3.6 m rising to apex of 4.65 m

The first floor offices comprise open plan and cellular offices and toilets and direct stair access into the warehouse. They are finished as follows:

- Suspended acoustic ceiling incorporating recessed lighting
- Paper plastered walls and carpeted floor
- Heating via wall mounted electric radiators and double glazed windows.

Externally, the property benefits from communal gated access and dedicated car parking to the front leading to access comprising dock level and ramped from yard level up to warehouse floor level.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice on its Gross Internal Area (GIA) as follows:

Area	m ²	ft ²
Ground floor warehouse/workshop	1,037.8	11,171
First floor offices	979.9	1,055
Total GIA	1,135.8	12,226
External loading bay	50.51	544

Business Rates

The property is entered in the 2023 Rating List as follows:

Description: Workshop & Premises
Rateable Value £34,000

Please note the Draft 2026 Rating Assessment with effect from 1 April 2026 is RV £43,500.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and the property has a rating in Band C. A copy is available upon request.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed with quoting rent available upon request.

VAT

We understand that VAT will be charged at the prevailing rate.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Legal Costs

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

Additional Information

The following additional information is available upon request:

- EPC

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located fronting Birchley Street in a mixed use area approximately half a mile north of St Helens Town Centre.

The immediate land use includes residential premises fronting Birchley Street, and in addition Dark Star Laser, St Helens Job Centre and St Helens Police Station in addition to the other industrial occupiers within 121 Birchley Street.





