

# Chalon Way

St Helens WA10 1AU

Warehouse | 523 - 1,523 ft<sup>2</sup>



LED lighting



Double goods doors



Secure gated estate



Ample parking



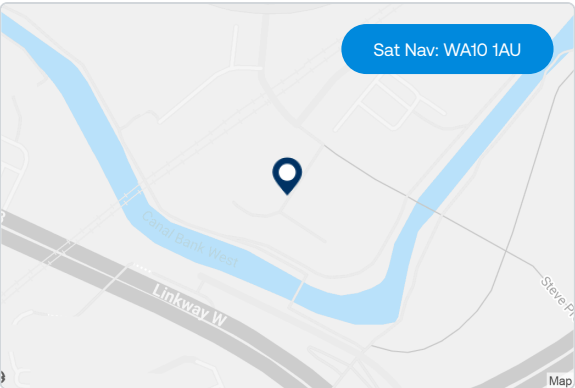
Near Junction 7 of  
M62



Three-phase power

Available to Let

LastMileFirst | [mileway.com](https://mileway.com)



### Description

The units are single-storey brick built with solid concrete floors and timber-framed glazed windows. Three-phase power, double goods doors, LED lighting and ample onsite parking within a secure gated estate with 24-hour access. These individual units are ideal for start-up or storage use. (Photographs used are from other units and indicative of size and condition)

### Location

Located close to St Helens town centre and the St Helens linkway near to Junction 7 of the M62.

### Further information

<b>EPC</b> Unit 9: C, Unit 12: C	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 9	Warehouse	523	27/02/2026	555
Unit 12	Warehouse	1,000	10/01/2026	1,065
Total		1,523		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

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