

# 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



## Location & Connections

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





## 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)

### Further information

EPC  
Unit 9: C, Unit  
12: C

#### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

#### Terms

Available on new full repairing and insuring leases.

#### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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