

Chalon Way

St Helens WA10 1AU

Warehouse | 523 - 1,523 ft²



LED lighting



Double goods doors



Secure gated estate



Ample parking



Near Junction 7 of
M62



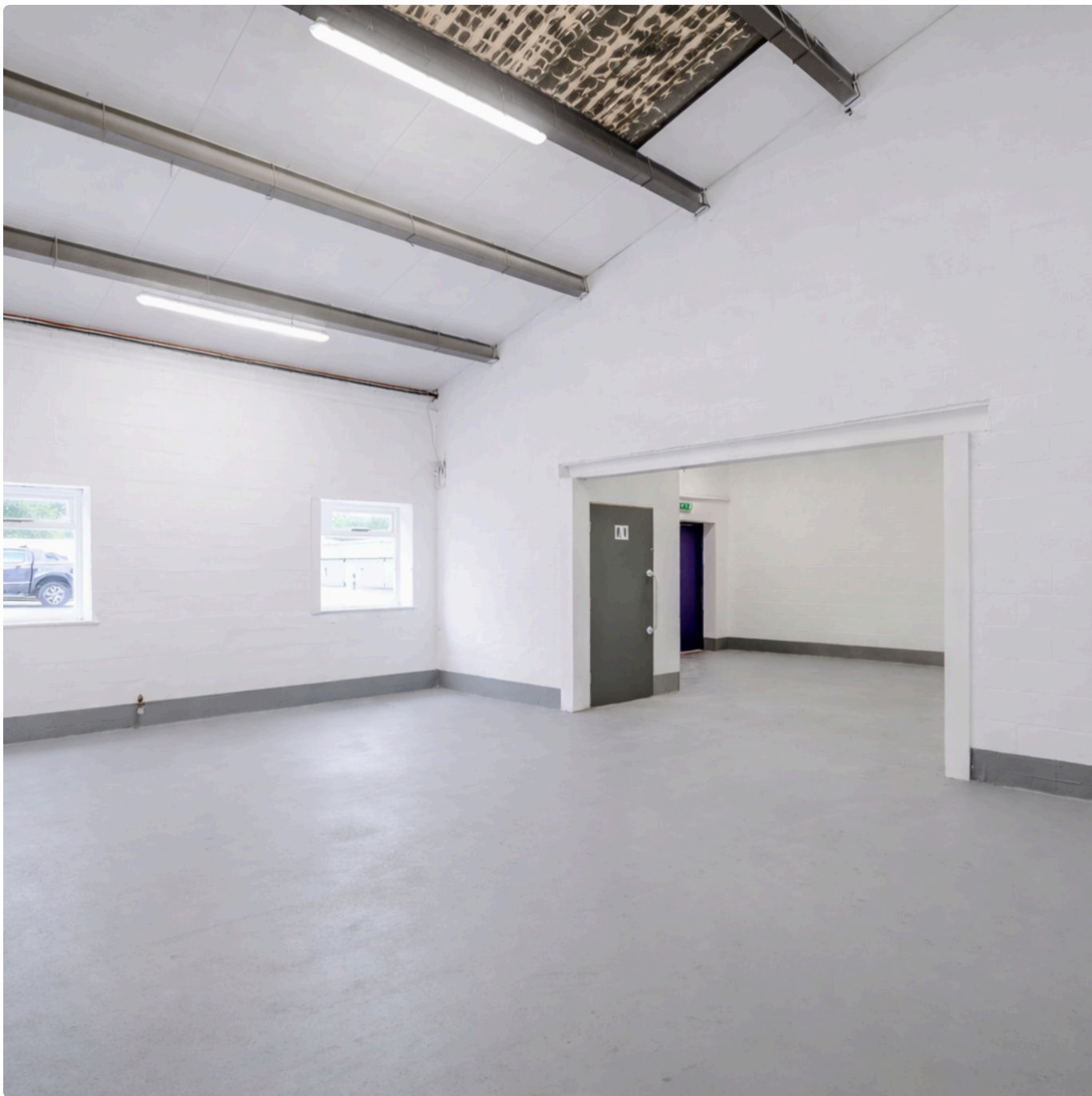
Three-phase power

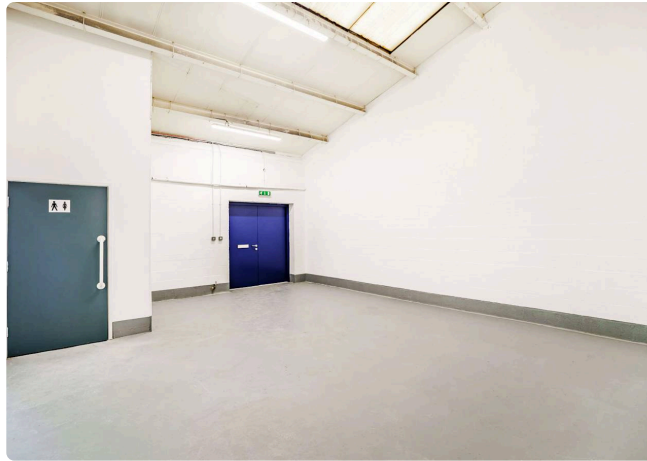
Available to Let

LastMileFirst | mileway.com

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](#)

Mileway

Felix O'Neill
northwest@mileway.com
01925 358160

Felix O'Neill
Mileway
Felix.Oneill@mileway.com
07435 912732



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 9	Warehouse	523	16/03/2026	555
Unit 12	Warehouse	1,000	Immediately	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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway