

Preliminary Details

Cowley Hill Works, St Helens, WA10 2RZ

- Major commercial/industrial development opportunity
- 10 acres (4 ha) in total split into 3 parcels
- A1, A3, A5, B1 & B2 uses



Commercial / Industrial

- Excellent road links
- Liverpool Docks – 14 miles
- Available as a whole or subdivided



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Location

St Helens affords great transport links to surrounding area via main arterial road links including M6 to the North and South, M62 to the East and West. The site is conveniently situated 1 mile north west of St Helens town centre and can be accessed via City Road or College Street.

The Site

The site offers a wide range of multi modal transport solutions with its own serviced freight rail link. There is an ample power supply to suit any operational need.

Planning

Outline planning consent exists in respect of Washway Lane and the planning authority have indicated the uses mentioned above would be acceptable.

Areas

The developable areas of the site comprise approximately 10 acres (4 hectares) in total. The three parcels of land available consist of:

- 1. Land fronting City Road/Windle City (A1, A3 & A5)**
Area: 0.6 acres (0.24 hectares)
- 2. Land adjacent to Pilkington Offline Coater (B1 & B2)**
Area: 3.7 acres (1.5 hectares)
- 3. Land fronting Washway Lane (B1 & B2)**
Area: 5.7 acres (2.3 hectares)

(This information is given for guidance purposes only and prospective parties are advised to undertake their own measurements prior to contract.)

Tenure

Freehold.

Price

Offers are invited for the whole or in parts.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Contact

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