

MERE GRANGE

A570 ST HELENS LINKWAY,
OFF J7 M62, ST HELENS

MAJOR NEW OFFICE PARK
FOR SALE/TO LET

Design & Build opportunities

Self-contained offices 2,500 - 10,100 sq ft

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MERE GRANGE IS SET TO BECOME ST HELENS, AND ONE OF THE NORTH WEST'S PREMIER BUSINESS PARKS. THE DEVELOPMENT IS SET IN AN EXCEPTIONAL 31-ACRE LANDSCAPED ENVIRONMENT AND WILL PROVIDE A RANGE OF TOP QUALITY, HIGH SPECIFICATION OFFICE BUILDINGS TOTALLING 300,000 SQ FT.

THE SITE

Located in a prime position close to Junction 7 of the M62, the first phase offers 10 high quality speculative buildings as either detached or semi detached self-contained offices from 2,500 to 10,100 sq ft. All the buildings benefit from dedicated car parking provided to a ratio of circa 1:300 sq ft.

FUTURE PHASES

The site has a further five plots for development either on a speculative or bespoke basis to satisfy individual requirements.

LOCAL AMENITIES

Mere Grange benefits from excellent local amenities within a 2 mile radius of the site including Sutton Leisure Centre and notably Ravenhead Retail Park providing a number of high profile retailers, restaurant outlets and leisure facilities including Next, Boots the Chemist, PC World, B&Q and Frankie & Benny's. There is also an 18 Hole Golf Course at Sherdley Park.



THE DETAILS

The buildings are of a striking architectural design set in a mature landscaped environment, and designed to be sustainable and energy efficient. The site has achieved BREEAM 'Very Good' rating and fully embraces 'Secured by Design' principles.

In brief, the office buildings provide the following specification:

- Feature entrance reception
- 8 person 630kg lift
- Male, female and disabled WC facilities
- Full access raised floors with carpeting throughout
- Suspended ceilings incorporating LG7 compliant lighting
- Gas central heating
- Ability to retro-fit air conditioning
- Designated parking adjacent to each building





SCHEDULE OF AVAILABILITY

	Reception	Ground	First	Total
Unit	sq ft	sq ft	sq ft	sq ft
101	291	4,066	4,123	8,480
102*	156	1,819	1,988	3,963
103*	155	1,798	2,008	3,961
104	181	4,001	4,085	8,267
105	217	3,018	3,137	6,372
106	222	3,085	3,109	6,416
107*	152	2,380	2,528	5,060
108*	152	2,374	2,521	5,047
109*	152	1,596	1,714	3,462
110*	154	1,597	1,717	3,468
Total				54,496

*Ability to combine these offices

Areas have been calculated in accordance with the RICS Code of Measuring Practice 6th edition



THE LOCATION

Mere Grange is situated approximately 2 miles to the south of St Helens on the A570 St Helens Linkway. The location provides direct access, within a mile, to Junction 7 of the M62 which offers excellent links to Liverpool and Manchester City Centres via the comprehensive motorway network and their respective airports – Manchester International and Liverpool John Lennon.

The site is well served by public transport. Lea Green train station is less than a mile from Mere Grange and links to St Helens and its mainline rail station allowing rapid travel across the country. Lea Green also benefits from park & ride facilities.



Why not find out how individual offices can accommodate your business by viewing the floor plans and space planning at

WWW.MEREGRANGE.CO.UK

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01925 273000
www.langtreegroupplc.co.uk

For enquiries contact:

 **King Sturge**
0161 236 8793
www.kingsturge.com

 **keppie massie**
0151 255 0755
www.keppiemassie.com



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