

# MERE GRANGE

ST HELENS WA9 5GG

**TO LET**

**4 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS**  
**18,595 - 26,358 SQ FT (1,723 - 2,449 SQ M)**

JUNCTION 7 M62

A new development by

network   
space  

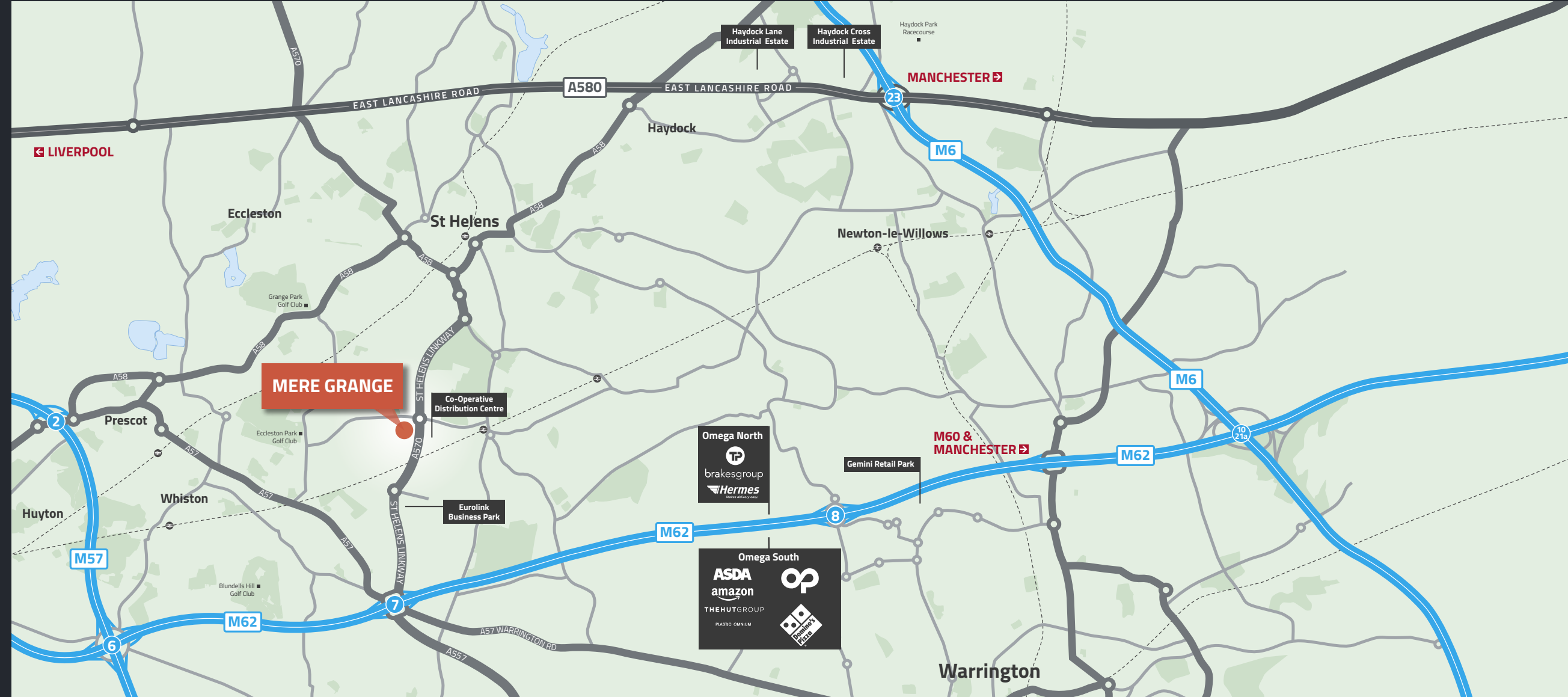
# AN OUTSTANDING LOCATION FOR BUSINESS

Mere Grange is located on the A570 St Helens Linkway, close to M62 Junction 7 and St Helens town centre.

Strategically located just minutes from the M6/M62 interchange and within 30 minutes of both Manchester and Liverpool airports.

Destination	Drive Time	Distance in Miles
Liverpool John Lennon Airport	20 minutes	11 miles
Warrington	18 minutes	11 miles
Liverpool	30 minutes	13 miles
Port of Liverpool	29 minutes	19 miles
Chester	40 minutes	26 miles
Manchester	37 minutes	26 miles
Manchester Airport	27 minutes	30 miles
Preston	43 minutes	28 miles
Birmingham	1 hour 36 minutes	90 miles

Source: AA Routeplanner





**4 NEW BUILD  
INDUSTRIAL / WAREHOUSE UNITS**  
**18,595 - 26,358 SQ FT**  
**(1,723 - 2,449 SQ M)**

Mere Grange comprises a high profile mixed office / industrial business park located just off the St Helens Linkway between Junction 7 M62 and St Helens Town Centre. At the front of the site are self contained modern office buildings and to the rear high quality new build industrial / warehouse units built over 2 phases.

Phase 1 will comprise a speculative development of 4 new build high quality industrial / warehouse units with additional land within phase 2 for design & build units.



# MERE GRANGE SITE PLAN

## 202



**21,375 sq ft (1,986 sq m)**

High Quality Specification to include:

- Warehouse area : 18,550 sq ft
- Ground & first floor office/amenity areas : 2,700 sq ft
- Separate office pod
- Secure gated service yard with a depth of 29.4m
- 8m eaves height
- 2 no. level access loading doors
- 3-phase electricity supply
- Mains gas
- Glazed feature office entrance
- 50 kn/m<sup>2</sup> floor loading
- 29 car parking spaces

## 204



**18,595 sq ft (1,727 sq m)**

High Quality Specification to include:

- Warehouse area : 16,850 sq ft
- Ground & first floor office/amenity areas : 1,650 sq ft
- Secure gated service yard with a depth of 25.0m
- 8m eaves height
- 2 no. level access loading doors
- 3-phase electricity supply
- Mains gas
- Glazed feature office entrance
- 50 kn/m<sup>2</sup> floor loading
- 21 car parking spaces



## 201



**26,358 sq ft (2,449 sq m)**

High Quality Specification to include:

- Warehouse area : 24,350 sq ft
- Ground & first floor office/amenity areas : 2,000 sq ft
- Secure gated service yard with a depth of 27.3m
- 8m eaves height
- 1 no. dock level access loading door
- 2 no. level access loading doors
- 3-phase electricity supply
- Mains gas
- Glazed feature office entrance
- 50 kn/m<sup>2</sup> floor loading
- 30 car parking spaces

## 203



**24,165 sq ft (2,245 sq m)**

High Quality Specification to include:

- Warehouse area : 22,050 sq ft
- Ground & first floor office/amenity areas : 2,100 sq ft
- Secure gated service yard with a depth of 27.3m
- 8m eaves height
- 2 no. level access loading doors
- 3-phase electricity supply
- Mains gas
- Glazed feature office entrance
- 50 kn/m<sup>2</sup> floor loading
- 30 car parking spaces



PROMINENT LOCATION



ELECTRIC: 3 PHASE



MINIMUM OF 25M TURNING CIRCLES



SINGLE SPAN WAREHOUSE



8M EAVES HEIGHT



HIGH QUALITY OFFICES



SUPERFAST FIBRE BROADBAND



EPC RATING

# MERE GRANGE ST HELENS DEMOGRAPHICS



Mere Grange is in a **prime location** within an easy commute of Liverpool, Warrington, St Helens & Greater Manchester.

(source: ONS)



Mere Grange is located within the Merseyside region which has a **working age population of 1 million people.**

(source: ONS)



11,377 people work in the logistics and distribution sector. This is **19.2% of the working age population.**

(source: ONS)



The average salary for a warehouse operative is **£20-23,000 per annum.**

(source: ONS)



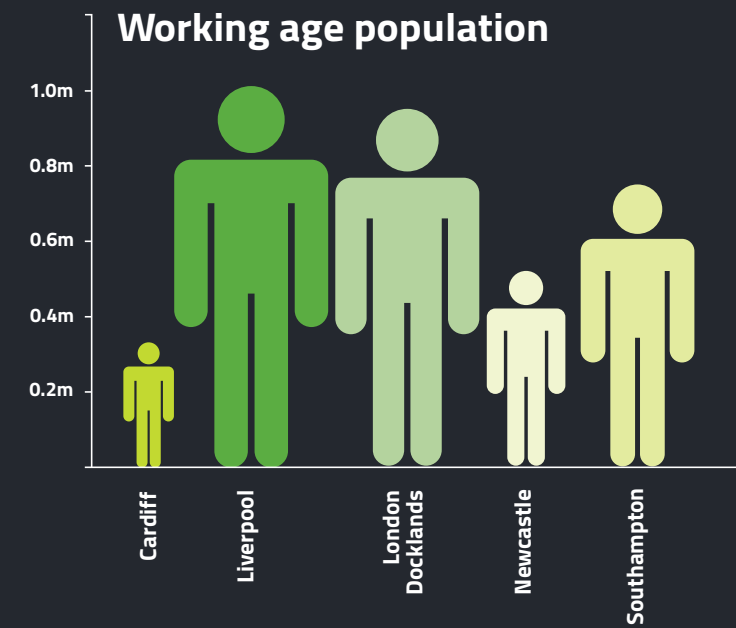
Average weekly pay in the St Helens area is **£545.90.**

(source: ONS)

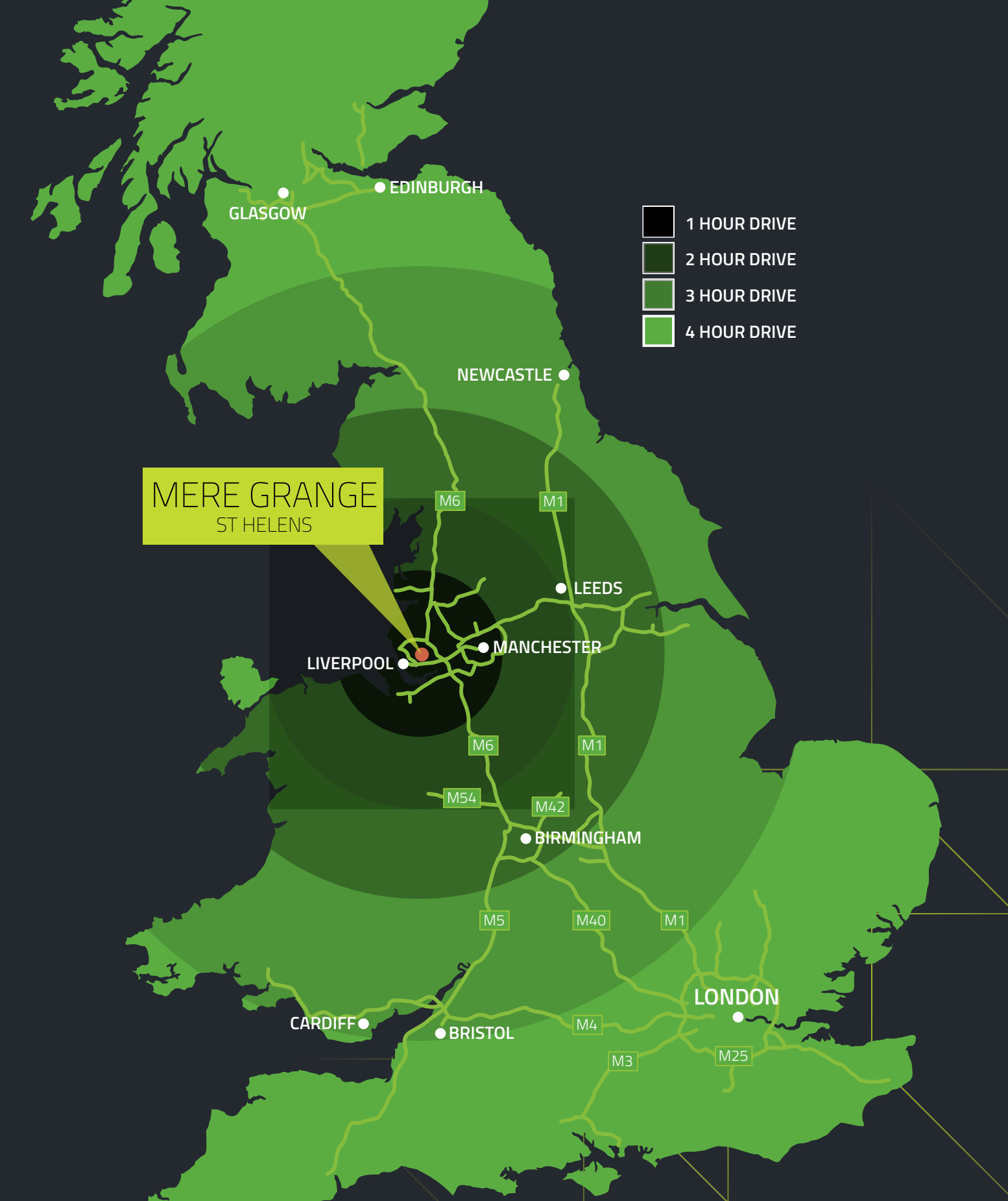
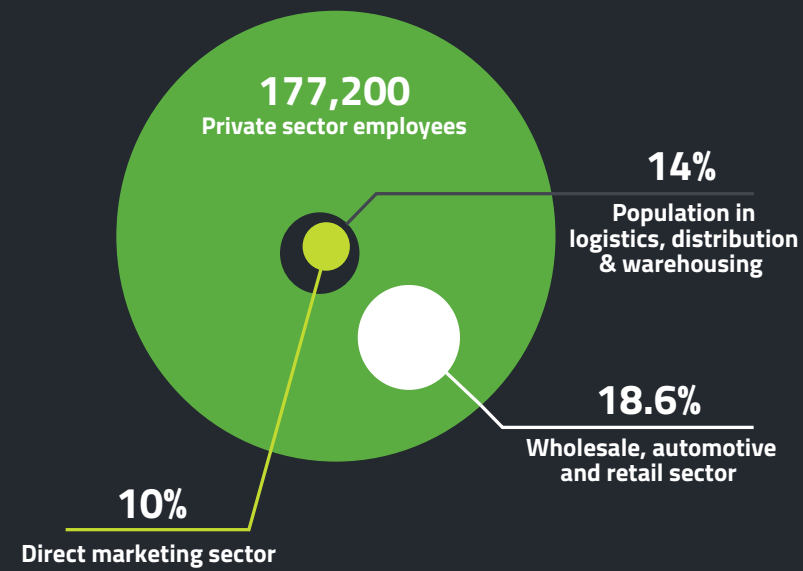


St Helens has **6.8 million potential customers, with 4.3 million potential employees within 60 minutes.**

(source: ONS)



### Employment by sector in the St Helens area





# MERE GRANGE

## ST HELENS WA9 5GG

A new development by



Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

### Terms

Units available on a leasehold basis on terms to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

### Legals

Each party is responsible for their own legal costs.

### Grants

For full details please contact John Quirk at St Helens Borough Council on 01744 742 011.

### Contacts

For further information or to arrange a viewing please contact:

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[www.meregrange.co.uk](http://www.meregrange.co.uk)

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