



MERE GRANGE

BUSINESS PARK

OFFICES TO LET

Mere Grange Business Park, St Helens, WA9 5GG

Suites from 1,817 – 9,546 sq ft





Location

Mere Grange enjoys a prominent frontage on the A570 St Helens Linkway, approximately two miles south of the town centre and just over 1.5 miles from Junction 7 of the M62 motorway. The M62 provides direct access to both Liverpool and Manchester City Centres and their respective airports.

The business park is well served for access to the region's public transport infrastructure with Lea Green Train Station less than a mile away, providing access to the wider regional and national rail network. Ravenhead Retail Park is within close proximity providing a range of leisure, retail and restaurant facilities.

Description

Mere Grange is set in a mature landscaped environment and comprises 10 architecturally striking, self-contained modern office buildings over ground and first floors.

Across a mixture of self-contained and multi-let pavilions, the park can offer between 1,817 sq ft – 9,546 sq ft of office accommodation. A full breakdown of current availability is shown in the table overleaf.

Specification

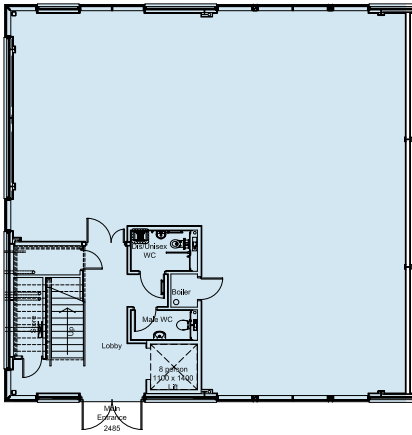
The accommodation is finished to a high internal specification which includes:

- Feature entrance reception
- 8 person passenger lift
- Full access raised floors
- Suspended ceilings incorporating LG7 compliant lighting
- Gas central heating
- Male, female and disabled WC facilities
- Dedicated onsite car parking
- EPC rating of C

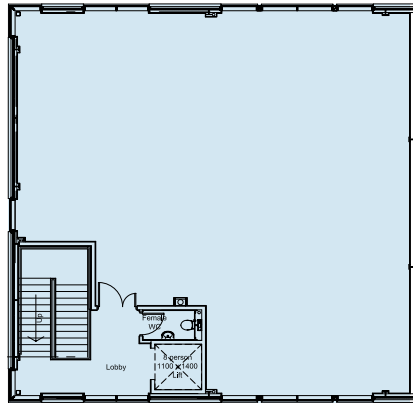
Availability

Unit	Floor	Available Space	Quoting Rent
Unit 102	Ground	1,817 sq ft	£12.50 psf
Unit 102	First	1,948 sq ft	£12.50 psf
Unit 103	First	1,947 sq ft	£12.50 psf
Unit 104	Ground	3,834 sq ft	£12.50 psf

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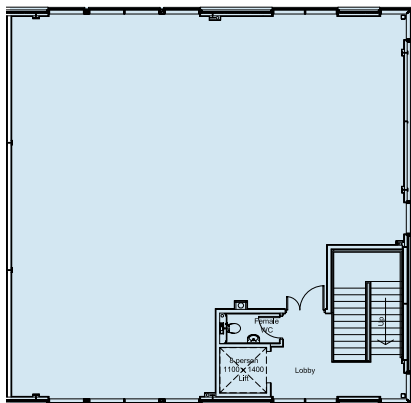


Ground Floor



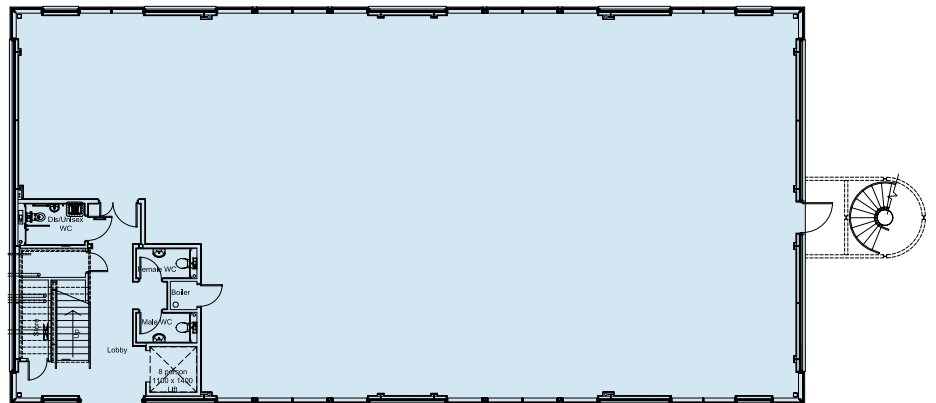
First Floor

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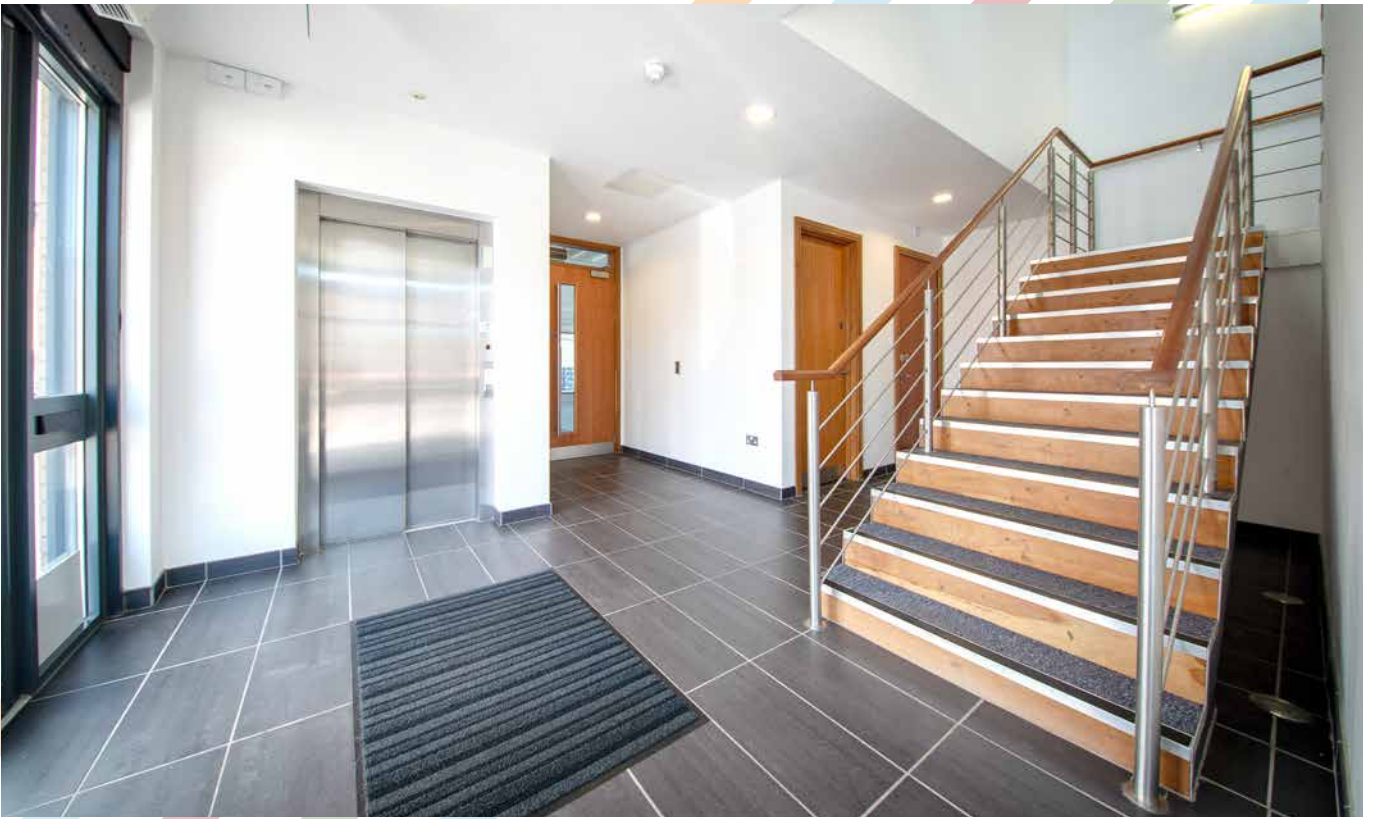


First Floor

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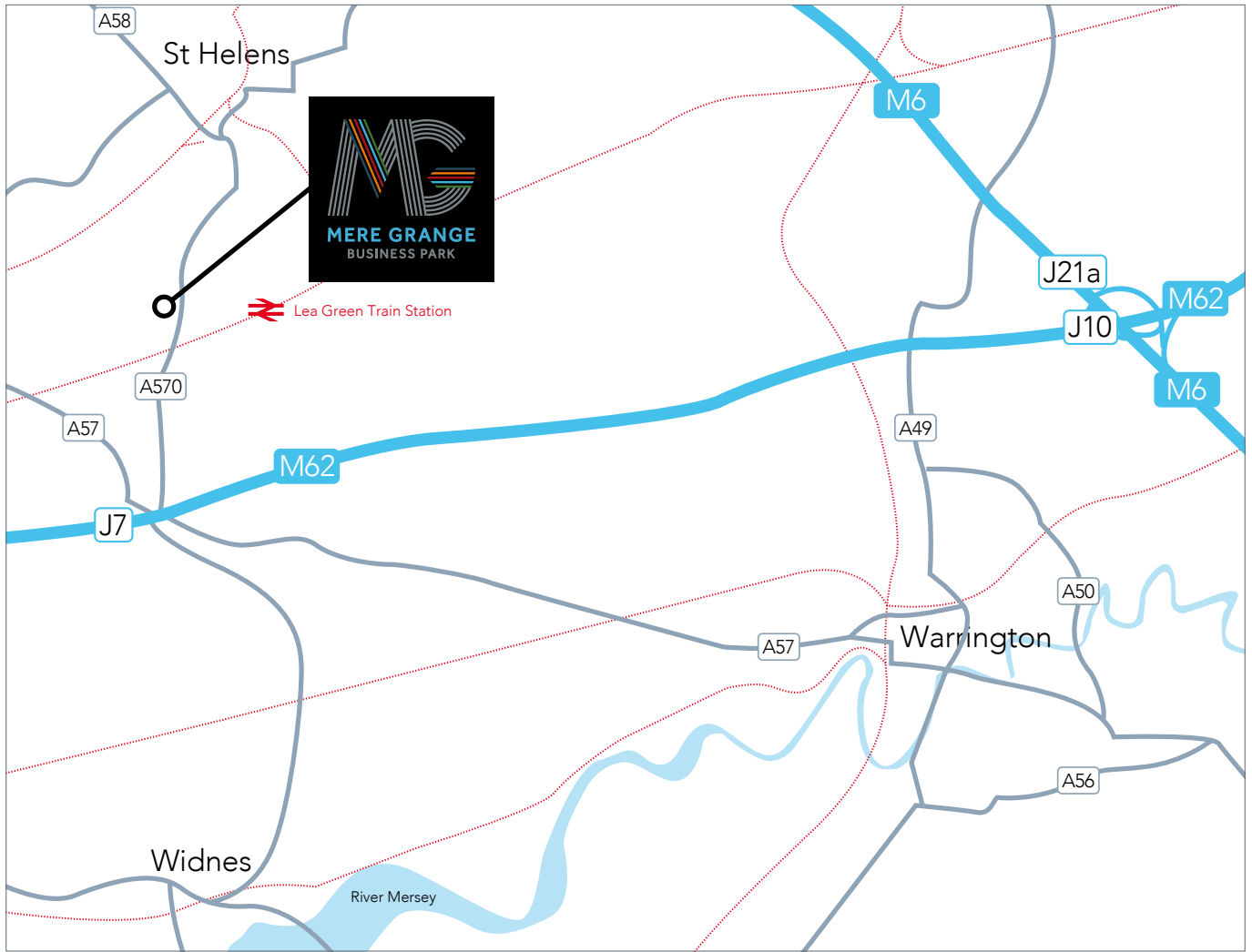


Ground Floor



Location





Lease Terms

The accommodation is available by way of a new lease for a term of years to be agreed. Please refer to our availability schedule for quoting information.

Rateable Value

Uniform Business Rates will be levied on the demise and car parking areas directly by the Local Authority.

Estate Charge

An estate charge will be levied by the landlord to recover the costs in managing and maintaining the wider estate.

Energy Performance Certificate

Buildings within the estate have an EPC rating of 'C'. A copy of the Energy Performance Certificates are available upon request.

VAT

All costs are quoted exclusive of VAT.

Viewing and Further Information

For further information, or to arrange an inspection, please contact the joint letting agents:

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