

UNIT 202 & 204

MERE GRANGE ST HELENS WA9 5GG | J7 M62



TO LET MODERN BUILD INDUSTRIAL / WAREHOUSE UNITS

UNIT 202: 21,375 sq ft (1,986 sq m)

UNIT 204: 18,595 sq ft (1,727 sq m)

UNDER OFFER



PROMINENT
LOCATION



ELECTRIC:
3 PHASE



MINIMUM OF 25M
TURNING CIRCLES



SINGLE SPAN
WAREHOUSE



8M
EAVES HEIGHT



HIGH QUALITY
OFFICES



SUPERFAST FIBRE
BROADBAND



EPC RATING

Overview

Unit 202 & 204 at Mere Grange provides high specification, industrial/warehouse units of 18,675 sq ft and 16,945 sq ft.

Strategically located just minutes from the M6/M62 interchange, the self contained unit is situated on a secure gated site with dedicated car parking.



UNIT 202 & 204

MERE GRANGE



High Quality Specification includes:

UNIT 202

- Warehouse area: **18,675 sq ft**
- Ground & first floor office/amenity areas: **2,700 sq ft**
- Secure gated service yard with a depth of **29.4m**
- **20** car parking spaces
- Separate office pod

UNIT 204 UNDER OFFER

- Warehouse area: **16,945 sq ft**
- Ground & first floor office/amenity areas: **1,650 sq ft**
- Secure gated service yard with a depth of **25.0m**
- **30** car parking spaces

UNIT 202 UNIT 204

- **8m** eaves height
- 2 no. level access loading doors
- 3-phase electricity supply
- Mains gas
- Glazed feature office entrance
- **50 kn/m2** floor loading

SITEPLAN



UNIT 202 & 204

MERE GRANGE

Accommodation Schedule

	sq ft	sq m
UNIT 202	21,375	1,986
UNIT 204 UNDER OFFER	18,595	1,727

UNIT 202 & 204

MERE GRANGE

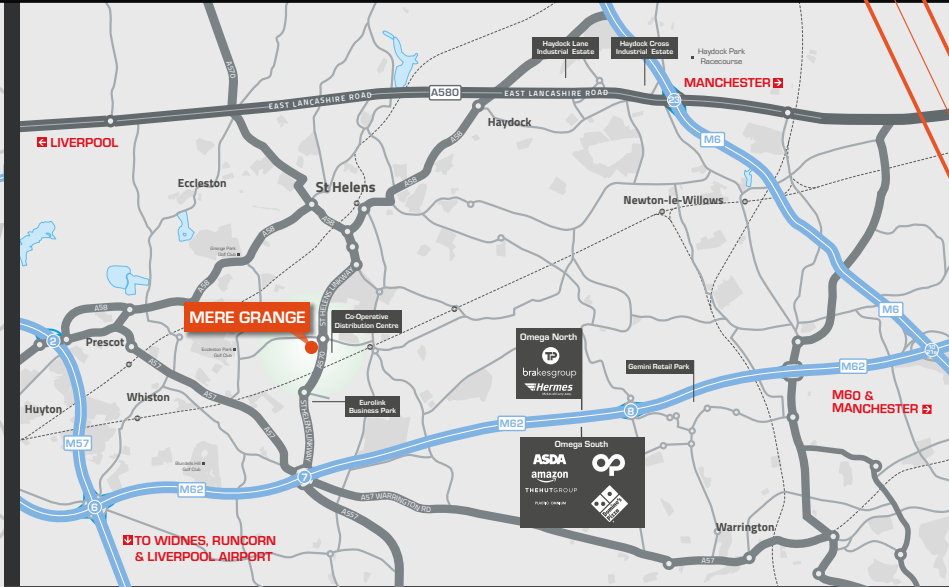


UNIT 202 & 204

AN OUTSTANDING LOCATION FOR BUSINESS

Destination	Drive Time	Distance
Liverpool Airport	20 mins	11 miles
Warrington	18 mins	11 miles
Liverpool	30 mins	13 miles
Port of Liverpool	29 mins	19 miles
Chester	40 mins	26 miles
Manchester	37 mins	26 miles
Manchester Airport	27 mins	30 miles
Preston	43 mins	28 miles
Birmingham	1 hr 36 mins	90 miles

Source: AA Routeplanner



Location

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.

Terms

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

EPC

Available upon request.

VAT

Chargeable where applicable at the prevailing rate.

Legals

Each party is responsible for their own legal costs.

Contacts

For further information or to arrange a viewing please contact:

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