

202 MERE GRANGE

TO LET



JUNCTION 7 M62
ST HELENS WA9 5GG

MODERN INDUSTRIAL / WAREHOUSE UNIT
21,375 SQ FT (1,986 SQ M)

202
MERE GRANGE

DESCRIPTION

SPECIFICATION

LOCATION

DEMOGRAPHICS

CONTACTS



ST HELENS WA9 5GG



**MODERN
INDUSTRIAL / WAREHOUSE UNIT**
21,375 SQ FT (1,986 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 modern industrial / warehouse units built over 2 phases.

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HIGH QUALITY SPECIFICATION INCLUDES:

- 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/m2 floor loading
- 29 car parking spaces



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PROMINENT LOCATION



ELECTRIC: 3 PHASE



MINIMUM OF 25M TURNING CIRCLES



SINGLE SPAN WAREHOUSE



8M EAVES HEIGHT



HIGH QUALITY OFFICES



SUPERFAST FIBRE BROADBAND



EPC RATING



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.



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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

DEMOGRAPHICS

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DESCRIPTION

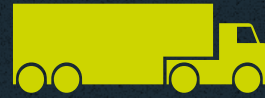
DEMOGRAPHICS



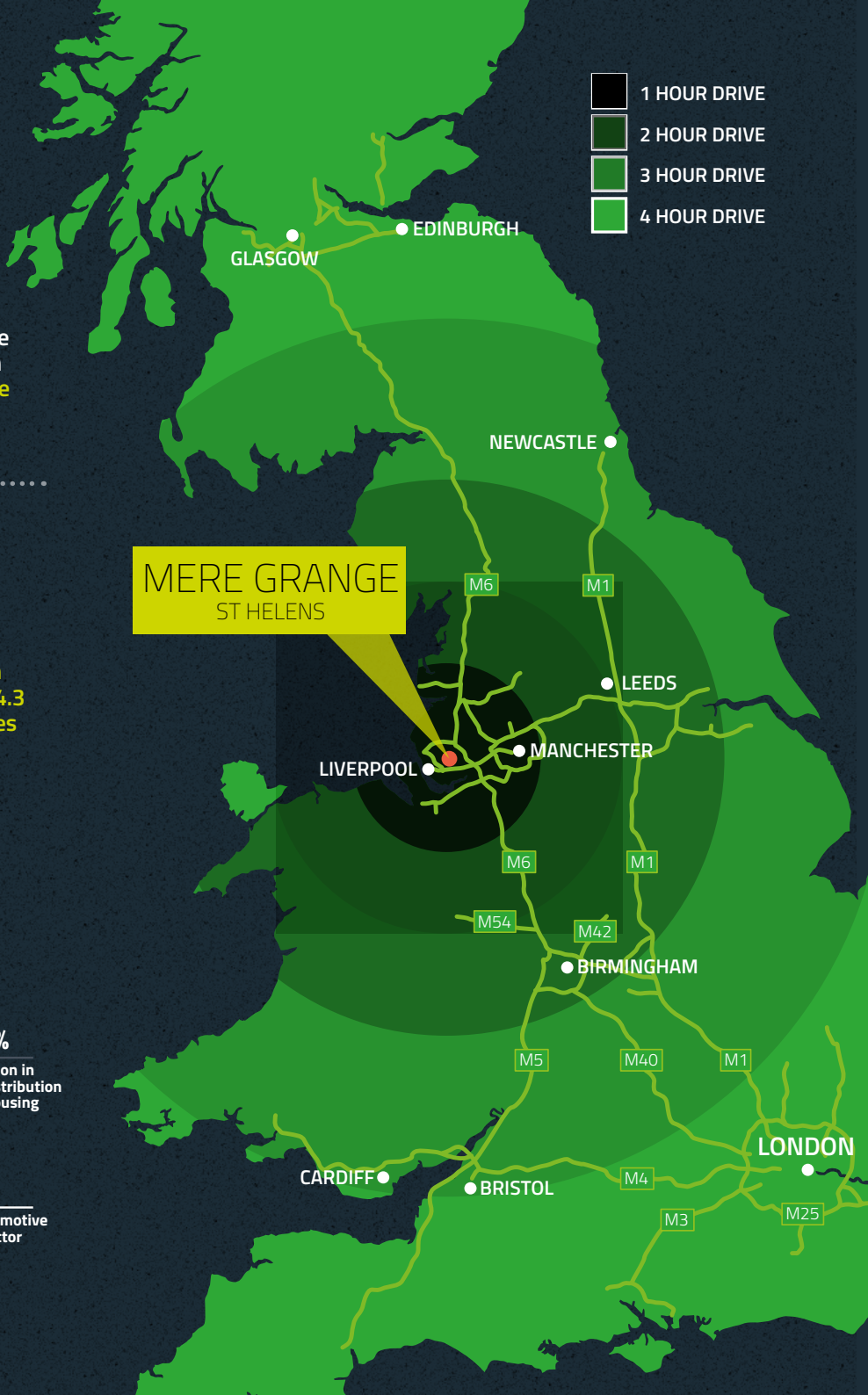
Mere Grange is in a **prime location** within an easy commute of Liverpool, Warrington, St Helens & Greater Manchester.
(source: ONS)



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)



SPECIFICATION



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)

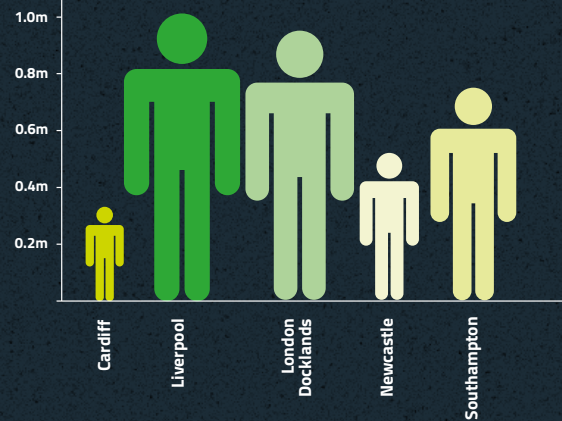
LOCATION

DEMOGRAPHICS

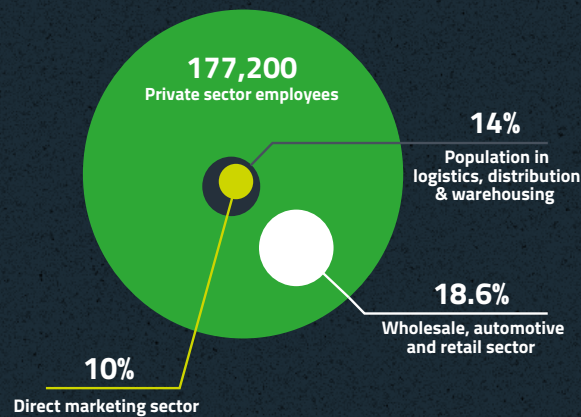
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Working age population



Employment by sector in the St Helens area





MERE GRANGE

ST HELENS WA9 5GG



DESCRIPTION

Terms

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

Legals

Each party is responsible for their own legal costs.

SPECIFICATION

VAT

Chargeable where applicable at the prevailing rate.

EPC

EPC Available upon request.

LOCATION



DEMOGRAPHICS

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For further information or to arrange a viewing please contact:

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