

TO LET



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

**COMING
SOON**



Indicative image

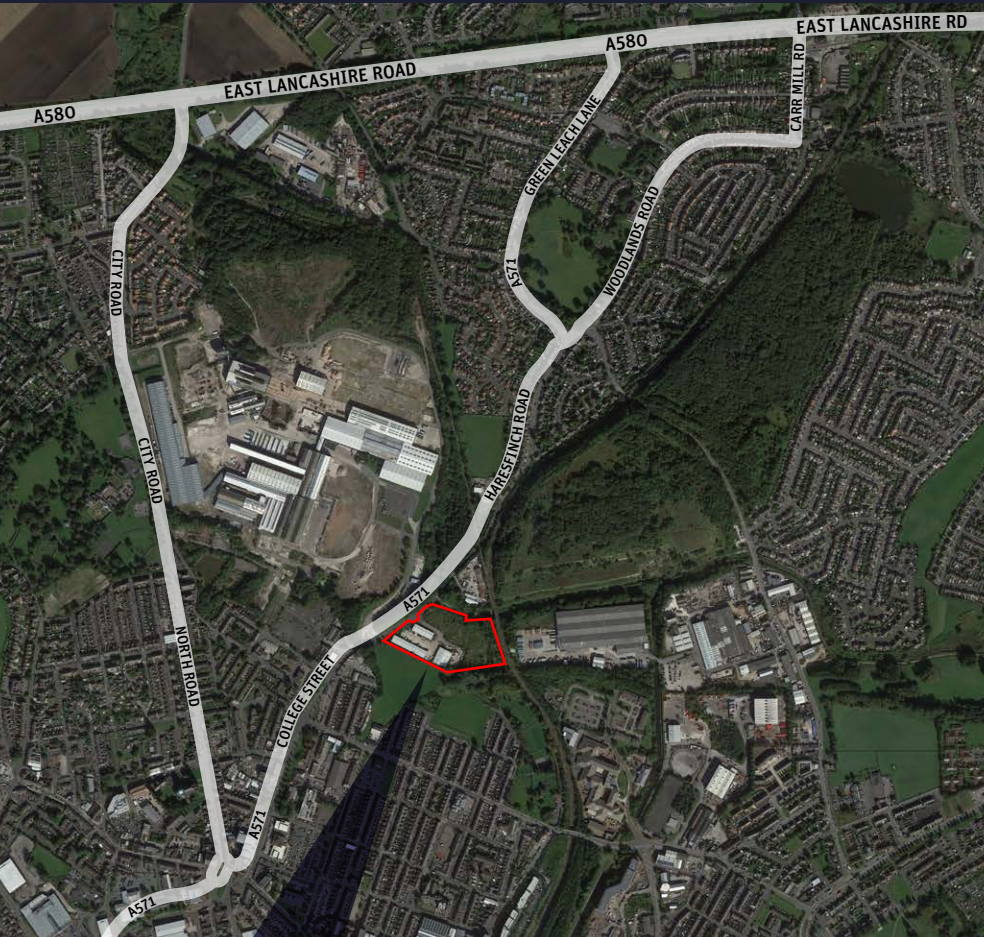
PHASE 2, GERARDS PARK

COLLEGE STREET | ST HELENS | WA10 1ND

NEW MODERN INDUSTRIAL / TRADE UNITS

815 - 2,906 SQ FT (75.7 - 269.9 SQ M)

www.gerardspark.co.uk



PHASE 2 GERARDS PARK | COLLEGE STREET | ST HELENS | WA10 1ND

LOCATION

Gerards Park is prominently situated on College Street in St Helens, Merseyside. The estate is ideally located only half a mile from the town centre on the main arterial route leading to the A580 (East Lancashire Road)

Sitting 6 miles north of the River Mersey, St Helens is ideally located benefiting from excellent transport links. Liverpool is 11 miles to the west and the centre of Manchester is only 23 miles away. St Helens is well served by Motorway links with the east / west corridors of the M58 and M62 to the north and south of the town respectively. The town is also served by the parallel running north / south routes of the M57 and M6 to the east and west. The M6 runs a few miles to the eastern side of the town centre, with Junction 23, at Haydock, serving both north and south bound traffic and junction 24, at Ashton in Makerfield, serving south bound exit and north bound access.

The A580 dual carriageway East Lancashire Road runs north of the town centre and connects Manchester to the Liverpool Docks. The Rainford By-Pass is a section of the A570, between the East Lancashire Road and the M58 and is part of the transport route from Southport, in Sefton, through West Lancs, through St Helens to the M62 Junction 7 at Rainhill.

DESCRIPTION

Phase 2 at Gerards Park will add 35,600 sq ft of modern industrial / workshop space when completed; and will compliment Northern Trust's existing ownership at the site which currently extends to 30,878 sq ft in 21 units.

Phase 2 will provide 20 units which will be arranged in 3 separate terraced blocks with sizes ranging from 815 sq ft up to 2,906 sq ft.

Units over 1,000 sq ft will include integral office space, and there will be dedicated parking to the front of each unit with good communal circulation space.

SPECIFICATION

- IP65 rated LED Warehouse Lighting.
- WC/wash rooms, including accessible washrooms in accordance with Part M. Efficient, instantaneous water heaters.
- Three phase electricity supplies.
- Electrically operated roller shutter doors.
- Reinforced concrete floors.
- BREEAM 'very good' rating.

TERMS

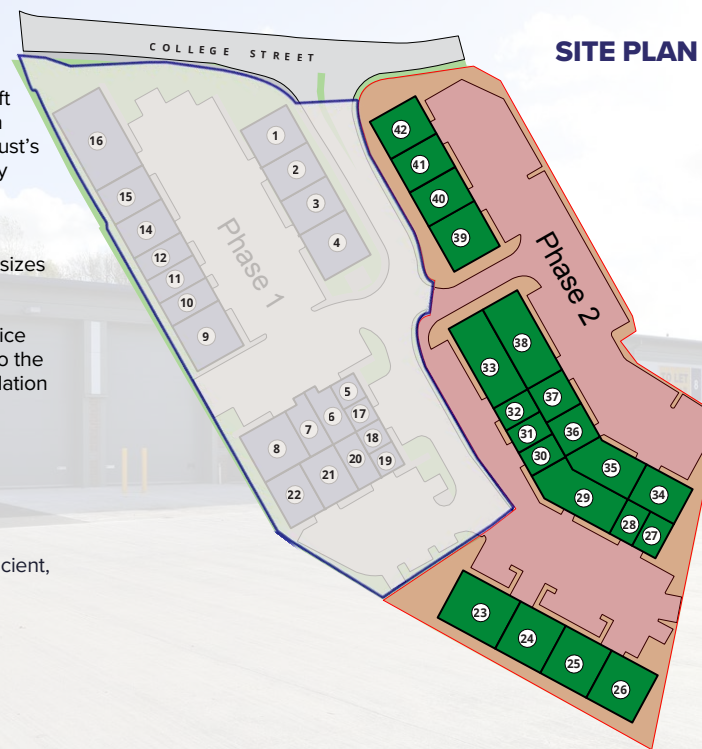
The units are available on flexible lease for a term to be agreed. Details of the rent and other charges are available on request from the letting agent. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

EPC

The EPC ratings on the units will be confirmed once construction has been completed. Individual copies of the EPC certificates will be available on request.

VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact the letting agent.



The development of Phase 2 has been part funded by:



STRATEGIC INVESTMENT FUND

WHITTLE JONES
NORTH WEST
01257 238 666
www.whittlejones.com

MISREPRESENTATION ACT: Whittle Jones and PPH Commercial on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Whittle Jones and PPH Commercial has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones and PPH Commercial. April 2021. Designed and produced by Creativeworld Tel 01282 858200.