



NORTHERN TRUST

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GERARDS **PARK**

COLLEGE STREET, ST HELENS, WA10 1ND

www.gerardspark.co.uk



TO LET

**NEW WORKSHOP /
INDUSTRIAL UNITS FROM**

537 SQ FT TO 3,789 SQ FT
(49.9 SQ M - 352.0 SQ M)



Supporting SME Expansion and Relocation

DESCRIPTION

Gerards Park has been developed in two phases and provides over 66,650 sq ft in 41 individual units. The units which have been constructed to a high specification are arranged in 6 terraced blocks with unit sizes ranging from 537 sq ft up to 3,789 sq ft. The larger units over 1,000 sq ft benefit from integral office space which are carpeted and decorated. The units are constructed around steel portal frames with composite panel clad roofs and facing brickwork / composite panel clad elevations, together with powder coated and glazed entrances.

Set within landscaped surroundings there is dedicated car parking to the front of each unit with good communal circulation space.

The first phase of Gerards Park was constructed in 2012 and received a BREEAM excellent rating. Phase 1 provides 30,878 sq ft in 21 self-contained workshop units, which are ideal for start-up and SME businesses.

The second phase of the development, comprises of 20 units totalling 35,773 sq ft has been part funded by the Local Growth Fund. Local Growth Funding is awarded to the Liverpool City Region Local Enterprise Partnership (LEP) and invested through the Liverpool City Region Combined Authority through its Strategic Investment Fund.

SPECIFICATION

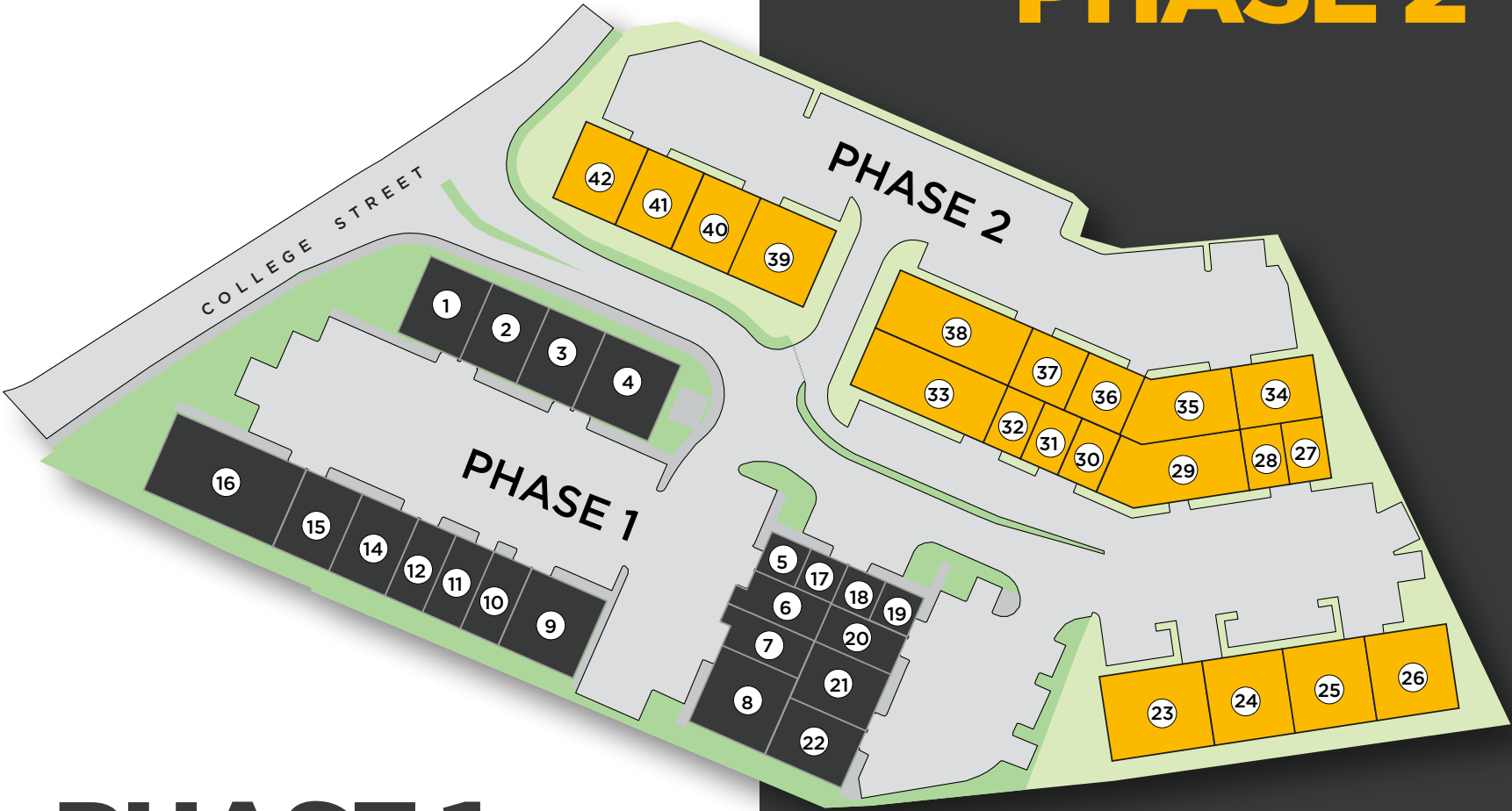
- IP65 rated LED Warehouse Lighting to units 23-42
- WC/wash rooms, including accessible washrooms in accordance with Part M.
- Efficient instantaneous water heaters
- Three phase electricity supply
- Electrically operated roller shutter doors
- Reinforced concrete floors
- BREEAM rating 'Excellent' to phase 1 and 'Very Good' to phase 2



GERARDS PARK

ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	1,772	164.6
2	1,660	154.2
3	1,660	154.2
4	2,223	206.5
5	545	50.6
6	1,090	101.3
7	1,090	101.3
8	2,207	205.1
9	2,223	206.5
10	1,100	102.2
11	1,100	102.2
12	1,100	102.2
14	1,660	154.2
15	1,660	154.2
16	3,789	352.0
17	537	49.9
18	537	49.9
19	545	50.6
20	1,090	101.3
21	1,645	152.8
22	1,645	152.8
TOTAL	30,878	2,868.6



PHASE 1

PHASE 2

ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)
23	2,777	258.0
24	2,220	206.2
25	2,220	206.2
26	2,220	206.2
27	818	75.0
28	818	75.0
29	2,850	264.8
30	818	75.0
31	818	75.0
32	818	75.0
33	2,900	269.4
34	1,655	153.8
35	2,182	202.7
36	1,230	114.3
37	1,230	114.3
38	2,900	269.4
39	2,220	269.4
40	1,655	153.8
41	1,655	153.8
42	1,769	164.3
TOTAL	35,773	3,381.6



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 benefitting 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 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.

Excellent Transport Links



Good Nearby Amenities



EPC

Copies of the individual EPC certificates can be made available on request.

TERMS / RENTS / OTHER CHARGES

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

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the letting agents.

**WHITTLE
JONES**
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The development of Phase 2 has been part funded by:



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STRATEGIC INVESTMENT FUND

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