TO LET

GERARDS PARK
COLLEGE STREET | ST HELENS | WA10 1FZ

WORKSHOP / INDUSTRIAL UNITS FROM
537 SQ FT TO 3,789 SQ FT

www.gerardspark.co.uk

DESCRIPTION

Gerards Park 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.

Gerards Park was constructed in two phases, the first of which comprising of 30,878 sq ft in 21 units, was completed in 2012 and received a BREEAM excellent rating. The second phase was completed in 2022 and comprises of 20 units totalling 35,773 sq ft. The second phase was 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 conforming to Part M.
- Efficient instantaneous water heaters
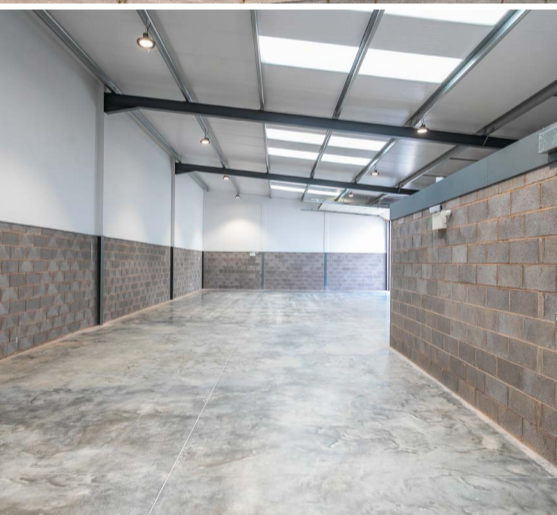- Electrically operated roller shutter doors
- Reinforced concrete floors
- BREEAM rating Very Good to Excellent
- 3 Phase electricity

GERARDS PARK CENTRE
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ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)	UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	1,772	164.6	23	2,777	258.0
2	1,660	154.2	24	2,220	206.2
3	1,660	154.2	25	2,220	206.2
4	2,223	206.5	26	2,220	206.2
5	545	50.6	27	818	76.0
6	1,090	101.3	28	818	76.0
7	1,090	101.3	29	2,850	264.8
8	2,207	205.0	30	818	76.0
9	2,223	206.5	31	818	76.0
10	1,100	102.2	32	818	76.0
11	1,100	102.2	33	2,900	269.4
12	1,100	102.2	34	1,655	153.8
14	1,660	154.2	35	2,182	202.7
15	1,660	154.2	36	1,230	114.3
16	3,789	352.0	37	1,230	114.3
17	537	49.9	38	2,900	269.4
18	537	49.9	39	2,220	206.2
19	545	50.6	40	1,655	153.8
20	1,090	101.3	41	1,655	153.8
21	1,645	152.8	42	1,769	164.3
22	1,645	152.8	TOTAL	66,651	6,191.90

Excellent Transport Links

Good Nearby Amenities

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.

GERARD PARK INDUSTRIAL ESTATE
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TERMS / RENT / 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.

EPC

Copies of the individual EPC certificates are available on request.

FURTHER INFORMATION

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

The phase 2 development was part funded by:

LIVERPOOL CITY REGION COMBINED AUTHORITY

METRO MAYOR LIVERPOOL CITY REGION

NORTHERN POWERHOUSE HM Government

Liverpool City Region Local Enterprise Partnership

STRATEGIC INVESTMENT FUND

www.gerardspark.co.uk

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