

Offices available
from 350 sq ft

Suitable for  +

MERE ONE

AT MERE GRANGE
St Helens' premier office park

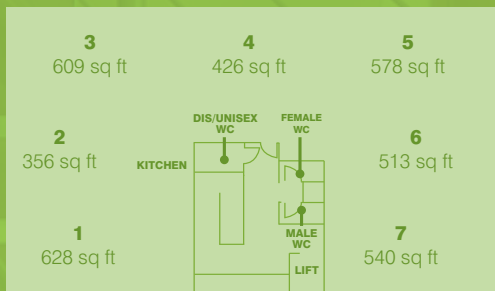
A570 St Helens linkway
off J7 M62, St Helens

THE SITE

Mere Grange is set to become St Helens, and one of the North West's premier business parks. The development is set in an exceptional 31-acre landscaped environment.

Providing offices for SME and start up businesses, Mere One at Mere Grange provides accommodation from 350 sq ft.

GROUND FLOOR PLAN



THE DETAILS

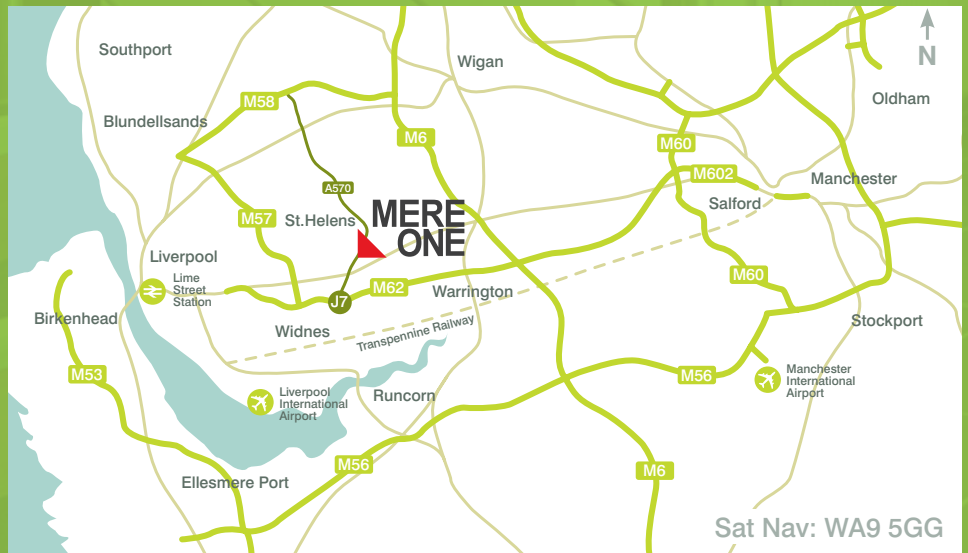
The building is of a striking architectural design set in a mature landscaped environment, and designed to be a sustainable and energy efficient. In brief the office building provides the following specification:

- ▶ Feature entrance
- ▶ 8 person 630kg lift
- ▶ Male, female and disabled WC facilities
- ▶ Full access raised floors with carpeting throughout
- ▶ Gas central heating
- ▶ Fully fitted kitchen
- ▶ On site car parking
- ▶ Suspended ceilings incorporating LG7 compliant lighting

THE LOCATION

Mere Grange is situated approximately 2 miles to the south of St Helens on the A570 St Helens Linkway. The location provides direct access, within a mile, to Junction 7 of the M62 which offers excellent links to Liverpool and Manchester City Centres via the comprehensive motorway network and their respective airports – Manchester International and Liverpool John Lennon.

The site is well served by public transport. Lea Green train station is less than a mile from Mere Grange and links to St Helens and its mainline rail station allowing rapid travel across the country. Lea Green also benefits from park & ride facilities.



www.langtreegroupplc.co.uk/mereone

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