

# A570/A580 ST HELENS TO LET 3,300 - 4,349 SQ FT

## MILLBROOK BUSINESS PARK RAINFORD

OFFICE/WORKSHOP SPACE

- OFFICE/WORKSHOP UNITS
- MODERN ATTRACTIVE ESTATE
- ON SITE PARKING



SAT NAV INFO **WA11 8LZ**

**INCENTIVES  
AVAILABLE**



## LOCATION

The premises are located on Millbrook Business Park, Rainford. A purpose built business park complex offering high quality accommodation in a semi rural, fully landscaped environment. Access is via the A570 dual carriageway in Rainford, St Helens linking to the A580 East Lancs Road and M58 motorway. The M6 is within easy reach via the A580.



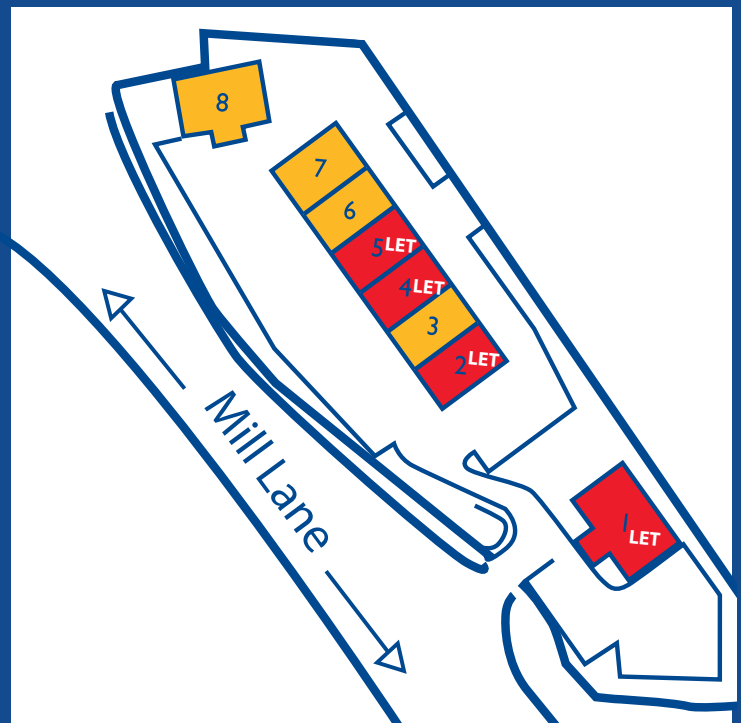
## DESCRIPTION

The units provide high quality self contained offices/workshop units set within an attractive landscaped business park. To the ground floor the units provide reception entrance with open plan office space, incorporating suspended ceilings, carpeted floors and perimeter trunking. To the rear of the ground floor there is a level access loading door with associated internal loading area. The first floor provides further open plan office areas and managerial offices. The units have self contained kitchen and toilet facilities along with specific parking provision available on site.

## AVAILABILITY

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and the following approximate areas are provided.

| Unit | Area (sq ft) | Area (sq m) | Parking Spaces |
|------|--------------|-------------|----------------|
| 3    | 3,300        | 307         | 10             |
| 6    | 3,300        | 307         | 10             |
| 7    | 3,300        | 307         | 9              |
| 8    | 4,349        | 404         | 9              |



For further information please contact:



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