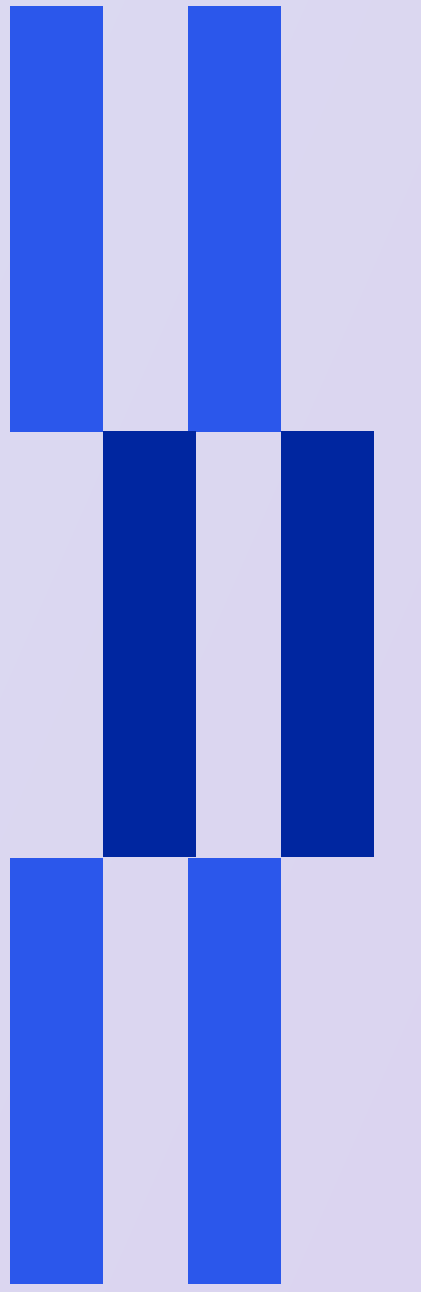
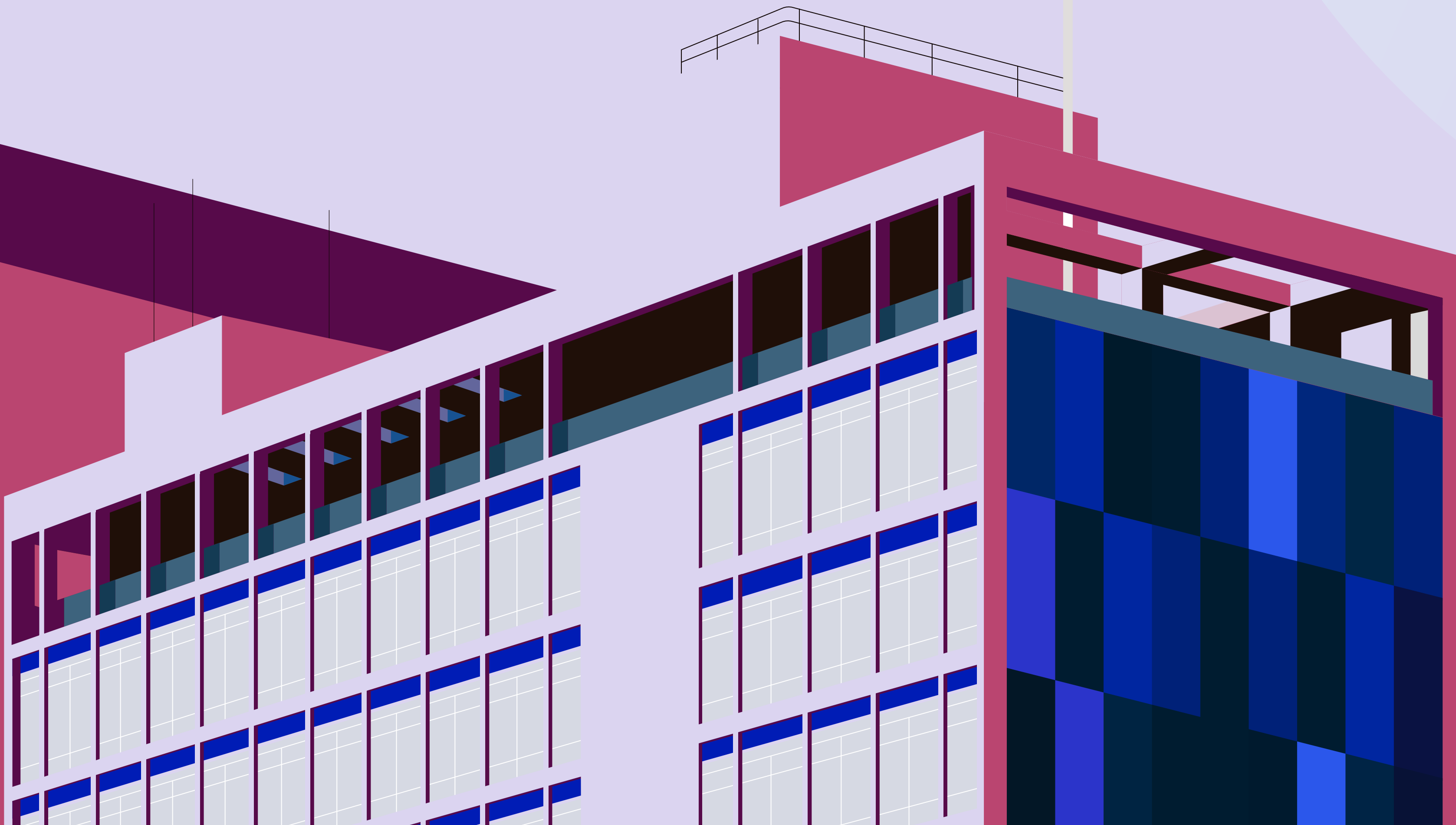


FOR SALE

ALEXANDRA PARK

St Helens. WA10 3TP



WELCOME TO ALEXANDRA PARK

Alexandra Park was constructed in the early 1960s as the purpose-built headquarters for Pilkington Glass who were then one of the largest glass manufacturers in the world.

The complex was designed by Edwin Maxwell Fry – a leading British Modernist architect and friend of Le Corbusier – and is regarded as one of the earliest and best-surviving examples of a Greenfield headquarters complex in the UK.

As such, the complex was awarded Grade 2 listed status in 1995.

Broadly, the site comprises:

Listed Main Office Complex - 160,000 sq. ft

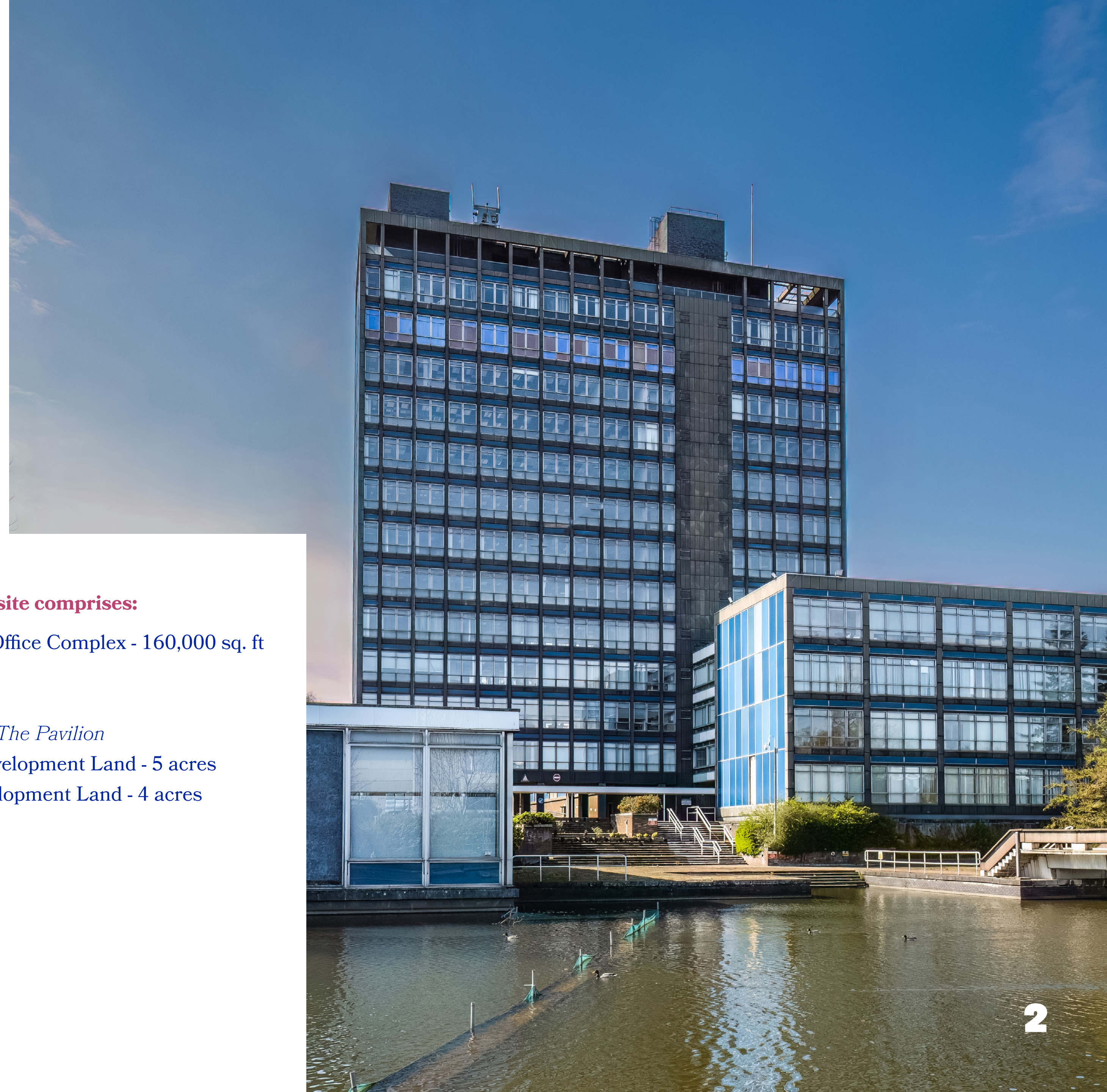
- *The Tower*

- *The Court*

- *Lakeside & The Pavilion*

Southern Development Land - 5 acres

Eastern Development Land - 4 acres



THE PARK

Listed Main Office Complex - including The Tower, The Court, Lakeside & The Pavilion, which comprise approximately 160,000 sq. ft. of former office space on a Net Internal Basis. The main office complex is Grade 2 Listed and the listing also includes the former chauffeur's house, car port, steps down to the lake, the north lake surrounds and concrete bridge.

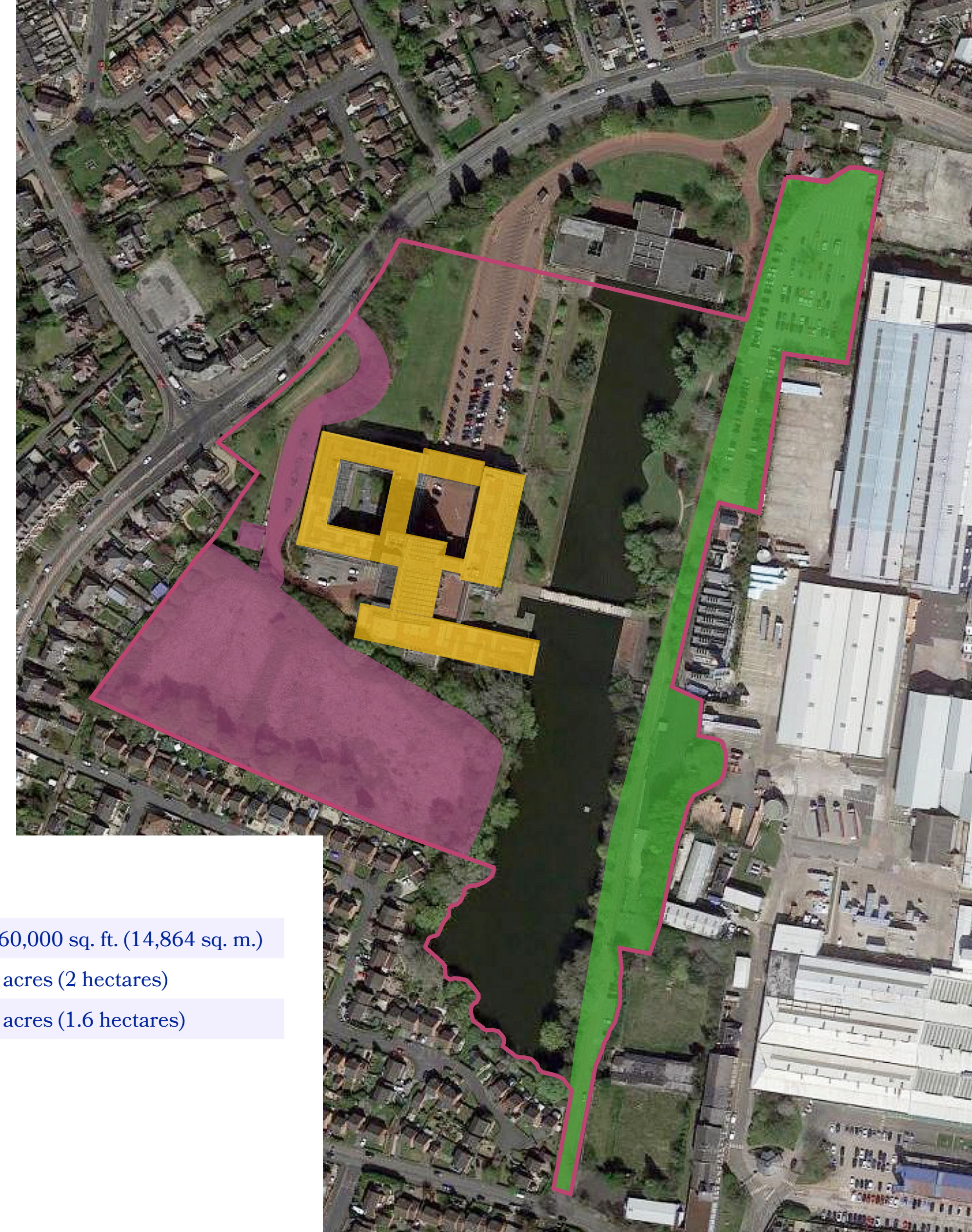
Southern Development Land - former playing fields site comprising approximately 5 acres.




Eastern Development Land – former car parking areas to the eastern side of Alexandra Drive comprising approximately 4 acres including Alexandra Drive (excluding the SWC Power Plant which is in separate ownership).

The site has **two** access roads from the north.

The primary entrance is from Borough Road (A58), which forks into 2 with one road providing the principal access to the office complex and main car park with the other road forming Alexandra Drive which runs along the eastern side of the site through to Stafford Road.

The secondary entrance is from Prescot Road (A58), which runs to the rear of The Court Building and can provide access to the Southern Development Land.



KEY	PROPERTY TYPE	
	Main Office Complex	Approx. 160,000 sq. ft. (14,864 sq. m.)
	Southern Development Land	Approx. 5 acres (2 hectares)
	Eastern Development Land	Approx. 4 acres (1.6 hectares)

LISTED MAIN OFFICE COMPLEX

The main office complex comprises:

The Tower (49,070 sq. ft.) is the tallest building (over 13 storeys above ground and 2 below) and is the hub of the complex providing access to both The Court and Lakeside 3-storey link structures.

The Court (62,051 sq. ft.) comprises a 4-storey building arranged around a central courtyard.

Lakeside (30,450 sq. ft.) comprises a 4-storey rectangular building with basement facing the ornamental lake.

The Pavilion (14,250 sq. ft.) comprises a 2-storey block protruding out into the Lake with single storey garage to the rear.

Bridge Restaurant (4,500 sq. ft.) comprises a single-storey link between The Court and Lakeside buildings at first floor level, which was a former canteen.

Caretaker's House (1,546 sq. ft.) comprises a 3 bedroom house.

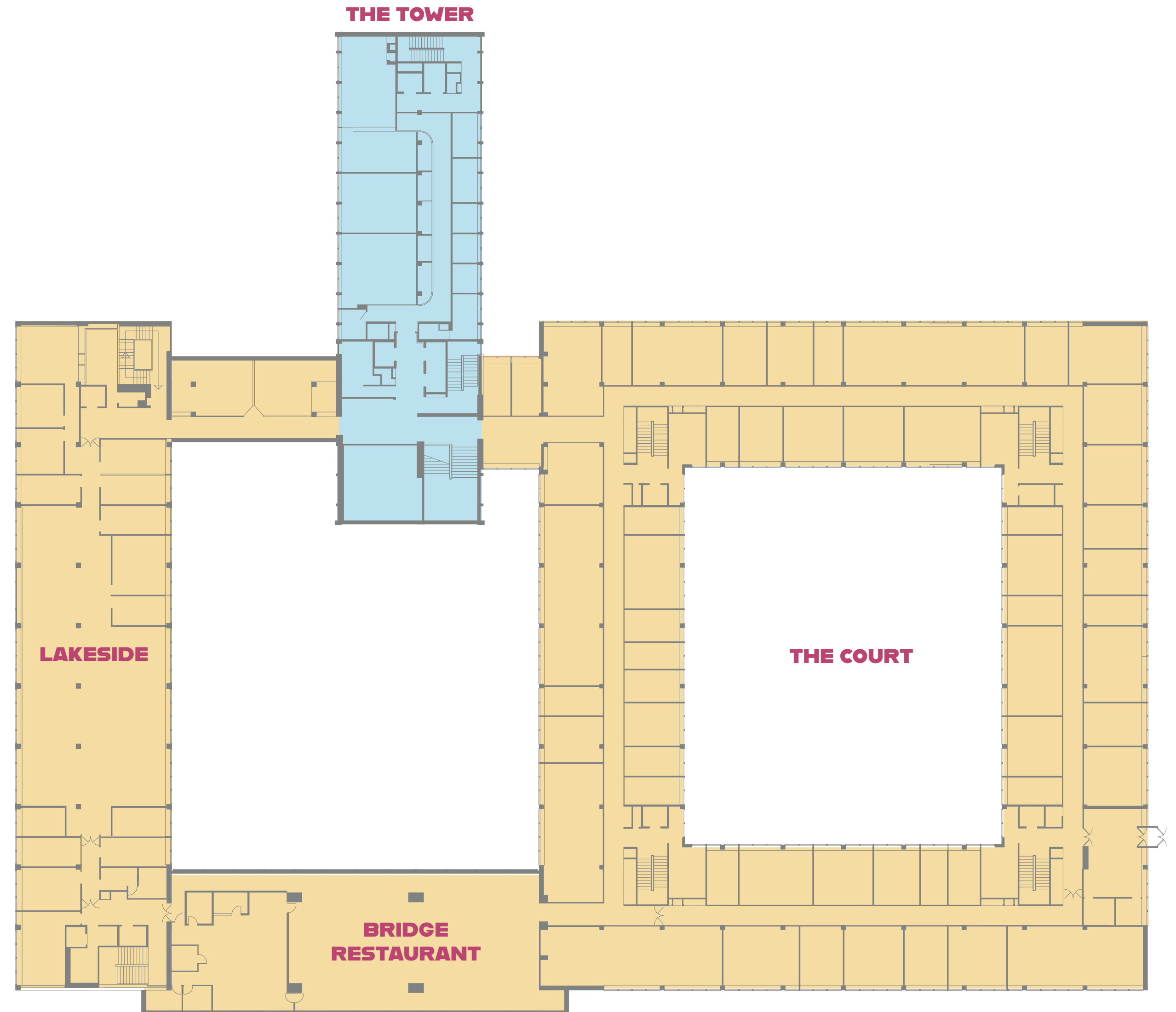
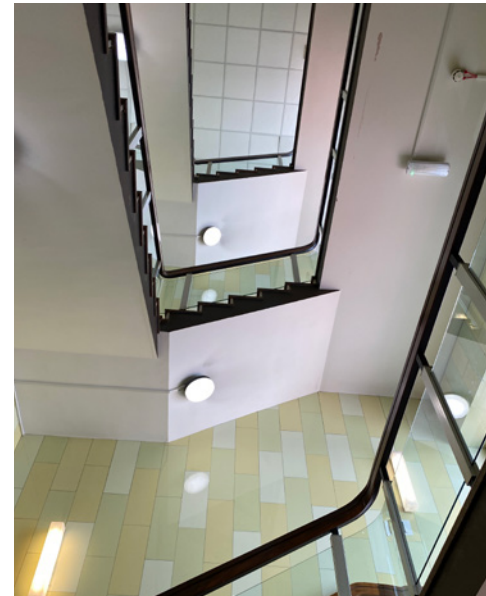


LISTED MAIN OFFICE COMPLEX

The complex's main buildings all have concrete frames and are clad in slate or Armourclad glass blue panels with floor-to-ceiling height windows set within aluminium frames.

The buildings were built to a high standard including parquet floors, panelled lift lobbies, toughened glass balustrades and Vitrolite clad walls of varying shades denoting the individual buildings.

The Tower also features some high quality glass artwork of the time including a back-lit, abstract relief panel of stained, fused glass by Avinash Chandra in the Tower's main reception area.



THE PROPOSITION

The site is for sale on a freehold basis with vacant possession as a whole or in individual lots:

Listed Main Office Complex - comprising approximately 160,000 sq. ft. of former office space, together with the Listed element of the site.

Clearly, the buildings could be re-used as offices or alternatively they have potential for conversion into apartments and plans have been drawn up for a scheme totalling circa 270 apartments, together with generous communal amenity spaces.

Southern Development Land - former playing fields site comprising approximately 5 acres, which has potential for new build residential development (subject to planning).

Eastern Development Land – former car parking areas to the eastern side of Alexandra Drive comprising approximately 4 acres (including Alexandra Drive), which has potential for industrial or residential redevelopment (subject to planning).

ST HELENS

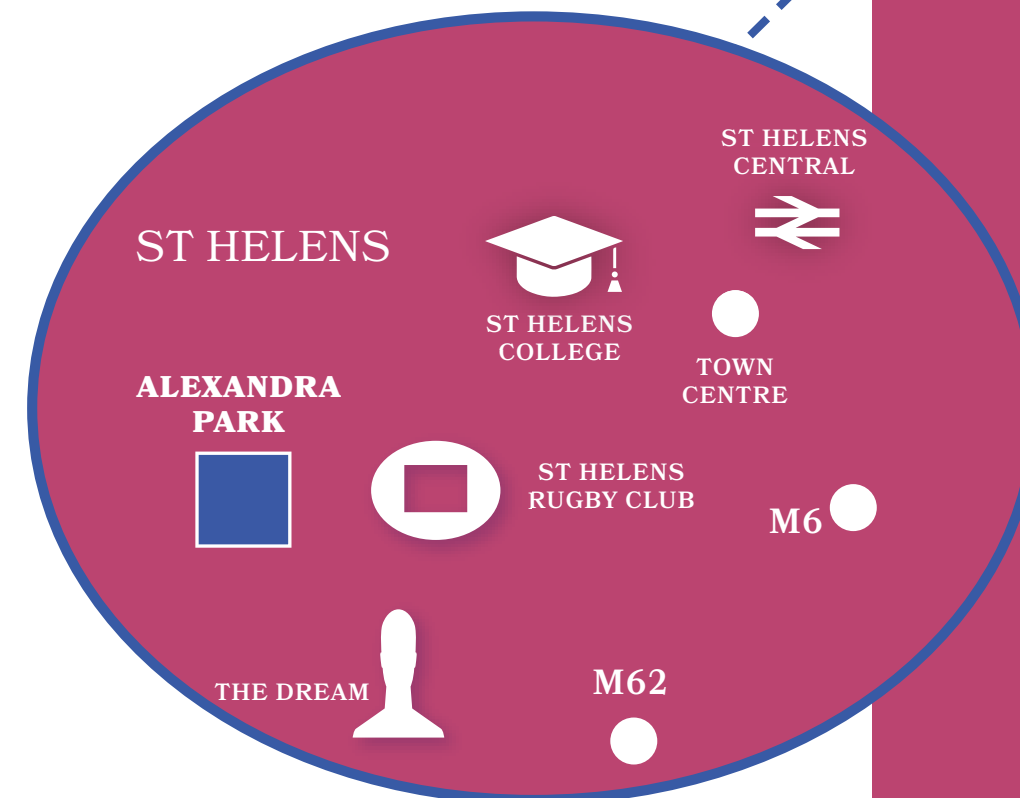
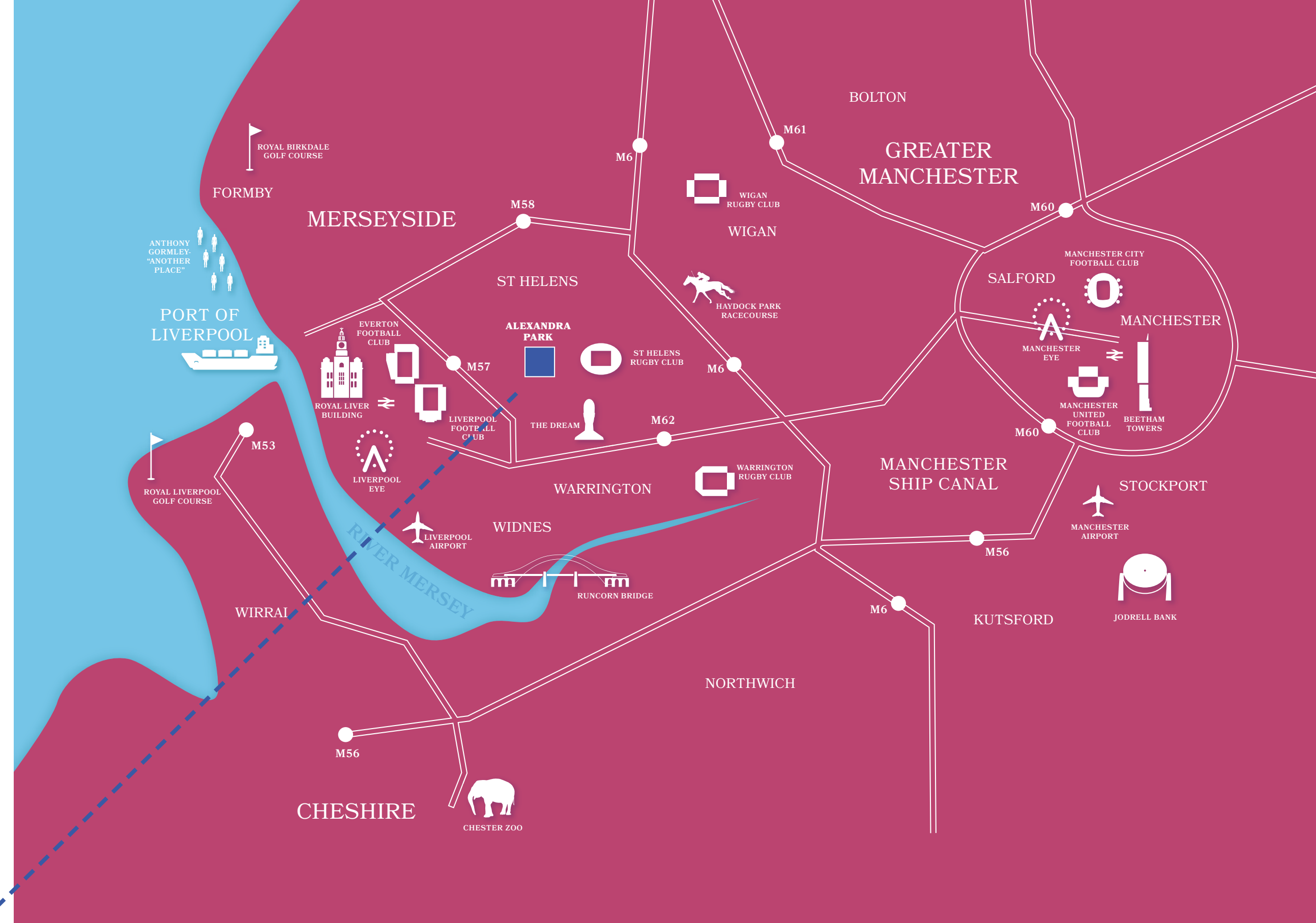
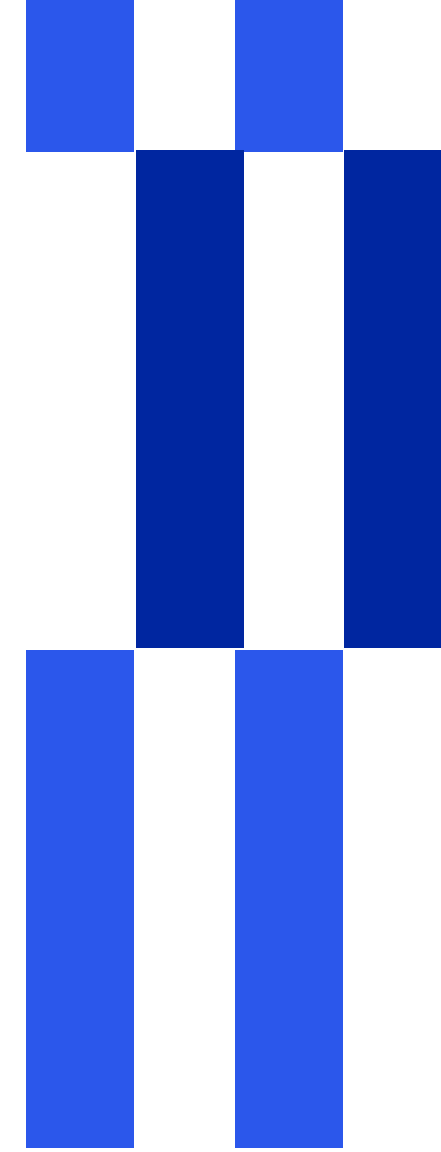
St Helens is centrally positioned within the North West region which has a population of over 7 million people and is the second largest economic region in the UK after London.

St Helens itself is home to 183,000 people and, over the last 10 years, St Helens' population has grown by 4.6%, an increase of nearly 8,000 residents.

Around 66,000 people currently work in St Helens and between 2015 and 2021 employment in St Helens increased by 4,000 (+6%), exceeding growth nationally (+5%).

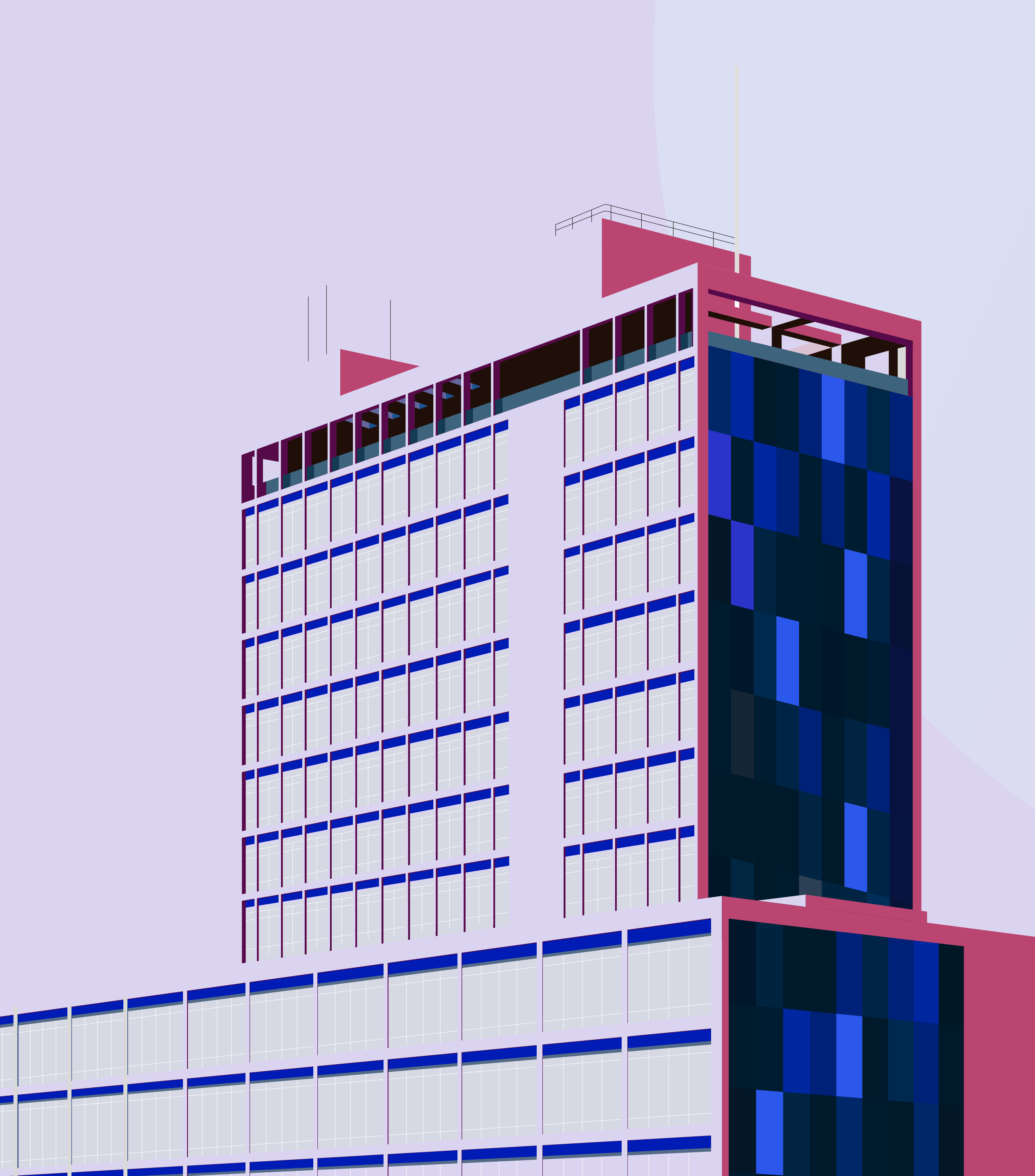
St Helens is home to approximately 5,000 businesses. There has been a 40% increase in the number of businesses in St Helens over the last 10 years, exceeding growth across the North West (+32%) and UK (+29%).

St Helens Council is stimulating new development in the town notably with supporting the new ECF development which will include a market hall, 150-bedroom hotel, 64 homes and 10,915 sq ft modern retail space, along with a new 49,670 sq ft sustainable office building.



LOCATION

Alexandra Park lies approximately 1 km southwest of St Helens town centre. It is ideally located with easy access to a range of connecting transport routes including the M6 to the east, M57 to the west and M62 to the south. The A580 is within 1.5 miles connecting Manchester, Liverpool and Leeds. The Park is well served by public transport with a number of local bus routes operating into Liverpool and Merseyside plus the Merseyrail network runs a regular service from St Helens Central Station to Liverpool and Manchester every 20 minutes.



ALEXANDRA PARK



**FOR FURTHER INFORMATION
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