

**FOR SALE / TO LET**

**NEW WAREHOUSE / INDUSTRIAL DEVELOPMENT**

**SUITABLE FOR UNITS FROM 43,700 SQ FT TO 250,000 SQ FT**

- DESIGN AND BUILD OPTIONS TO SUIT OR SITE SALES ON A WHOLE OR PARTIAL BASIS**
- B1, B2 AND B8 USES**
- FREEHOLD AVAILABLE**
- TOTAL SITE AREA APPROX. 25 ACRES/10.1 HA**

SANDWASH PARK / RAINFORD INDUSTRIAL ESTATE / ST HELENS / WA11 8NB



**SANDWASH  
PARK**



A570

RAINFORD

THE DERBY ARMS



SANDWASH PARK

B5203

A570

RAINFORD BYPASS

A570

UNIFRAX SAINT GOBAIN

CLARKES' CHAMPIONSHIP MINI GOLF

CLARKES GOLF CENTRE

RAINFORD VILLAGE IS CLOSE BY WITH A WIDE RANGE OF FOOD OUTLETS, SERVICES AND FACILITIES FOR STAFF AND ST HELENS IS 5 MINUTES AWAY BY CAR

## DESCRIPTION

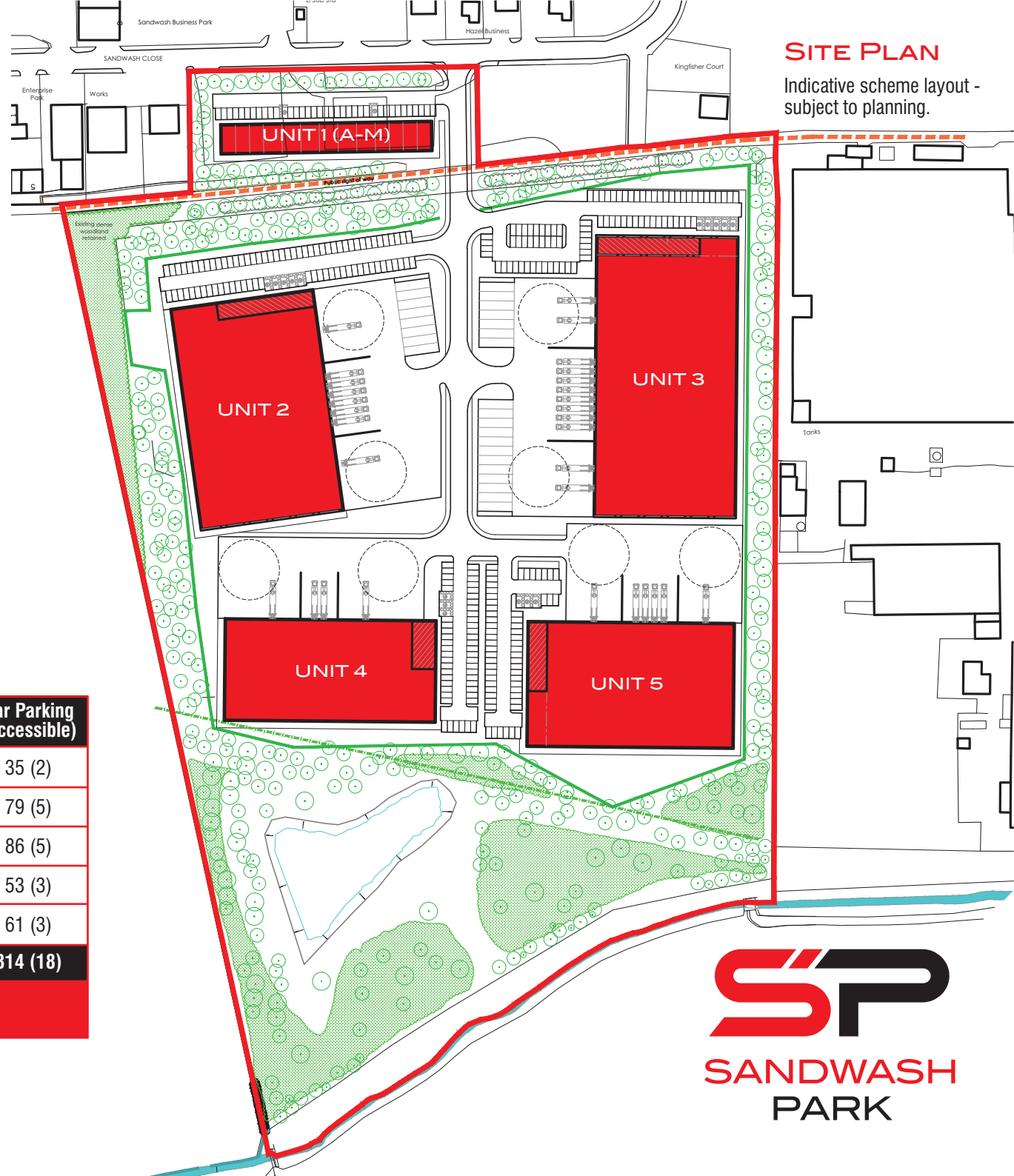
Sandwash Park is situated on the well established Rainford Industrial Estate which is accessed from the (A570) Rainford Bypass and connects with the A580 East Lancs Road within approximately 1 mile. The A570 and A580 both provide dual carriage way connections to the M58 and M6 Motorways.

Example Specification :

- 8m-15m Eaves height
- Level access & dock level loading doors
- 50 KN/m<sup>2</sup> floor loading
- Self-contained yard areas
- Dedicated car parking area
- PV charging points
- High-quality 5% office provision

## ACCOMMODATION

Unit Name	Ground Floor GIA	First Floor (Offices) GIA	Overall GIA	Car Parking (Accessible)
Unit 1 (A - M)	11,600 ft <sup>2</sup>	-	11,600 ft <sup>2</sup>	35 (2)
Unit 2	62,300 ft <sup>2</sup>	3,100 ft <sup>2</sup>	65,400 ft <sup>2</sup>	79 (5)
Unit 3	77,400 ft <sup>2</sup>	3,700 ft <sup>2</sup>	81,100 ft <sup>2</sup>	86 (5)
Unit 4	41,600 ft <sup>2</sup>	2,100 ft <sup>2</sup>	43,700 ft <sup>2</sup>	53 (3)
Unit 5	50,200 ft <sup>2</sup>	2,500 ft <sup>2</sup>	52,700 ft <sup>2</sup>	61 (3)
<b>TOTAL UNIT GIA</b>	<b>233,200 ft<sup>2</sup></b>	<b>12,800 ft<sup>2</sup></b>	<b>254,500 ft<sup>2</sup></b>	<b>314 (18)</b>
<b>RED LINE SITE BOUNDARY</b>			<b>25.62 acres / 10.36 ha</b>	





## LOCATION

### Driving distances

A570	0.5 miles
A580	1 mile
M58 Junction 3	3 miles
M6 Junction 23 Haydock	5.5 miles

St Helens	3.5 miles
Warrington	12 miles
Haydock	5.5 miles
Knowsley	4.5 miles

Liverpool Port	15 miles
Liverpool John Lennon Airport	17 miles
Manchester Airport	28 miles

## TERMS

Completed units are available freehold or leasehold on terms to be agreed. Freehold plot sales will also be considered.

## FURTHER INFORMATION

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