

To Let

Millbrook Business Park, Mill Lane,
Rainford, St. Helens, WA11 8LZ



08449 02 03 04

avisonyoung.co.uk/8755

Highlights



Size availability
3,106- 3,140 sq. ft.



Location
Rural Destination



Annual Rent
£12.50 per sq. ft.



Car Parking
Approximately 8 per unit dedicated

Location

Millbrook Business Park comprises of self-contained hybrid business units in a semi-rural landscaped environment off Mill Lane. The site has excellent road links via the Rainford bypass dual carriageway (A570) which leads to the East Lancashire Road and M58 Motorway. The M6 Motorway is just 6.7 miles away. The closest train station is just 8 minutes away and the nearest bus station is just 3 minutes away.

The current availability onsite is as per the below table:

Floor	Sq ft	Sq m
Unit 2	3,140	291
Unit 3	3,106	288
Total:	6,246	579

Description

Millbrook Business Park comprises of eight units which are arranged over ground and first floor level. They provide office accommodation and light industrial/ workshop space on the ground floor; with loading access to the rear. They benefit from the following specification; reception entrance area,, kitchen facilities and WC facilities, suspended ceilings, CAT II lighting, Gas fired central heating, double glazed window, perimeter trunking and raised floors. The site has perimeter CCTV.

Tenure

The property is available on a leasehold basis for a term to be agreed.

Rent:

£12.50 per sq. ft.

For further information or a viewing please contact:

Remi Smith

+44 (0)790879455`

Remi.smith@avisonyoung.com

Jonathan Lowe

+44 (0)7769643085

Johnathan.lowe@avisonyoung.com

**AVISON
YOUNG**

Rent:

£12.50 per sq. ft.

Planning

The property benefits from B1 use.. Given the hybrid nature of the building they would be perfect for office use, business that require storage space and office use and ecommerce businesses..

Rates Payable

Interested parties should make their own enquiries with the Local Authority to verify this information. We anticipate that units which are split (on a floor by floor basis) will qualify for small business rates relief.

Service charge

£TBC

EPC

The Energy Performance Certificate is available upon application

VAT

VAT if applicable will be charged at the standard rate.

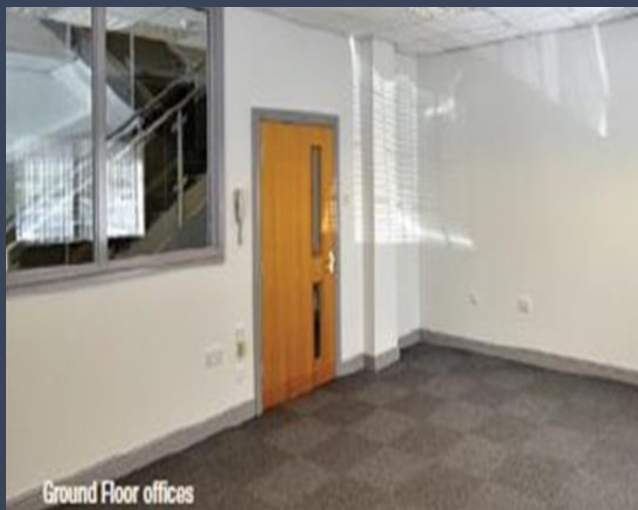
Viewings

Viewings are by appointment only. Please contact Jonathan Lowe at Jonathan.lowe@avisonyoung.com or Remi Smith at Remi.smith@avisonyoung.com to arrange an appointment.

Visit us online
avisonyoung.co.uk

4 St Paul's Square, Old Hall Street, Liverpool L3 9SJ

© Avison Young (UK) Limited. All rights reserved.



31 march 2022

File number: 8755

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.