



CONNECTED | OFFICE SPACE

www.alexandrapark.co.uk



STRATEGICALLY PLACED FOR CONNECTIVITY

LOCATION

Alexandra Business Park enjoys an outstanding location, accessed from junction 2 of the M57 motorway, and has a full half of a kilometre frontage to the A58 Prescott Road.

St Helens is strategically located at the centre of a comprehensive transport network with the M57, M62 and A580 intersection close by. Both St Helens and Prescott town centres are within 3 miles, each offering a range of retail, restaurant and leisure facilities including Cables Retail Park, Ravenhead Retail park and Sutton Leisure Centre.

The Park is well served by local bus routes, and the Merseyrail network offers a regular service from St Helens Central Station to Liverpool and Manchester every 20 minutes.





FEATURES EXCEEDING BUSINESS NEEDS

DESCRIPTION

Alexandra Business Park offers a unique location within the suburbs of St Helens. Set in tranquil grounds with its own lake, the former home of Pilkingtons Glass Head Quarters, is a fine example of 1960's architecture, and as such, it has grade II listed status.

The business park offers flexible office accommodation ranging from 160 sq ft up to 140,000 sq ft.

The specification includes:

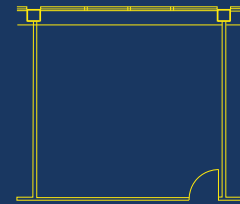
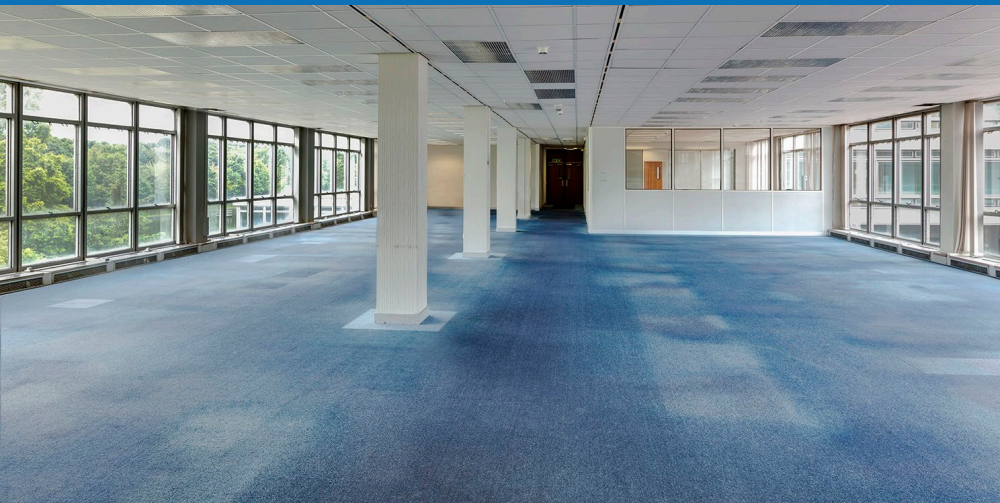
- » Reception Services
- » On site Cleaning Services
- » On Site Maintenance Team
- » Ample Parking
- » Post room & Reprographics Service
- » Free use of Meeting Rooms
- » High Speed Internet (Up to 1GB)
- » 24/7 Security & Access
- » Quality Restaurant
- » On Site Catering Service
- » On Site Gym
- » Free use of Seminar Rooms

OFFICES

Alexandra Business Park offers flexible office space to accommodate a range of requirements. Many suites enjoy tranquil lake views or spectacular vistas across St. Helens and surrounding areas, with a choice of breakout areas such as the courtyard or lakeside.



SMALL AND LARGE SUITES AVAILABLE

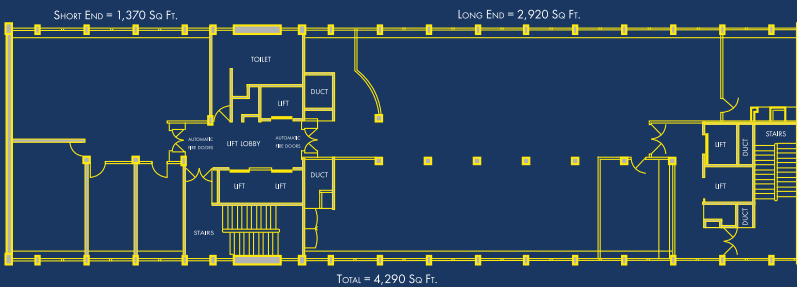


Typical 360 Sq Ft Layout

360 Sq Ft. Office Space
£555 (+Vat) Per Month

Flexible lease terms

This is an ideal 3-4 person office space and will comfortably accommodate four desks.



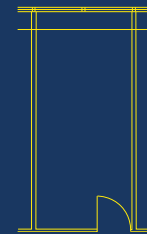
Typical Tower Layout

1,370 Sq Ft. Office Space
£2,112 (+Vat) Per Month
 Fixed Lease terms

The short end of the Tower is an ideal 12-15 team office space. It will comfortably accommodate 12 desks and includes space for meeting rooms and separate offices for Director's.

2,920 Sq Ft. Office Space
£4,501.66 (+Vat) Per Month
 Fixed Lease terms

The long end of the Tower is an ideal 20-30 team office space. It will comfortably accommodate 20 desks and includes space for meeting rooms and separate offices for Director's.



Typical 160 Sq Ft Layout

160 Sq Ft. Office Space
£247 (+Vat) Per Month

Flexible lease terms

This is an ideal 1-2 person office space and will comfortably accommodate two desks.



Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Terms

Available on application

VAT

All figures quoted are exclusive of and may well be subject to VAT.

EPC

An EPC has been prepared and is available on request from the agent.

TO ARRANGE A VIEWING PLEASE
CONTACT THE SOLE AGENT CBRE

CBRE 
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ANDREW.BYRNE@CBRE.COM

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