

Rainford Industrial Estate Availability Schedule - 8th May 2021

Incorporating Mill Lane, Sandwash Close and Lords Fold.

Address	Size Available (sq ft)	Specification	Quoting Terms	Comments
Unit 8, Millbrook Business Park, Rainford, WA11 8LZ	4,326	<ul style="list-style-type: none"> High office content hybrid unit currently fitted out to 100% offices. Ground Floor Industrial accommodation with offices at first floor 9 Car Parking Spaces 	£8.00 per sq ft	<ul style="list-style-type: none"> Available from March 2021 Demand is for traditional layout industrial property rather than high office content but has still shown good level of interest.
Sandwash Business Park. Sandwash Close	0	<ul style="list-style-type: none"> 	Fully Let	<ul style="list-style-type: none"> Former Royden Engineering premises split up to provide office and industrial accommodation.
Rainford Ind Estate, Corner of Mill Lane/ Sandwash Close	0	<ul style="list-style-type: none"> Old brickwork low level units with shared yard and facilities. 	Fully Let	<ul style="list-style-type: none"> Fairly Run down but still high demand There is a vacant office property that has partially been demolished on safety grounds.
Lords Fold, off Ormskirk Road, Rainford	0	<ul style="list-style-type: none"> Cul de sac of mostly small foot workshop properties Several larger owner occupier owned premises. 	Fully Let	<ul style="list-style-type: none"> Recent residential consent has meant the area is witnessing a new scheme and demand for E,B2 and B8 space has increased

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Land off Sandwash Close	1.44 acres	<ul style="list-style-type: none">• Has been de listed.• Owned by English Land Limited	<ul style="list-style-type: none">• This land is part of the development site, the rest being 9EA. Has been purposely left undeveloped pending outcome of local plan as this will be incorporated into the scheme.
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