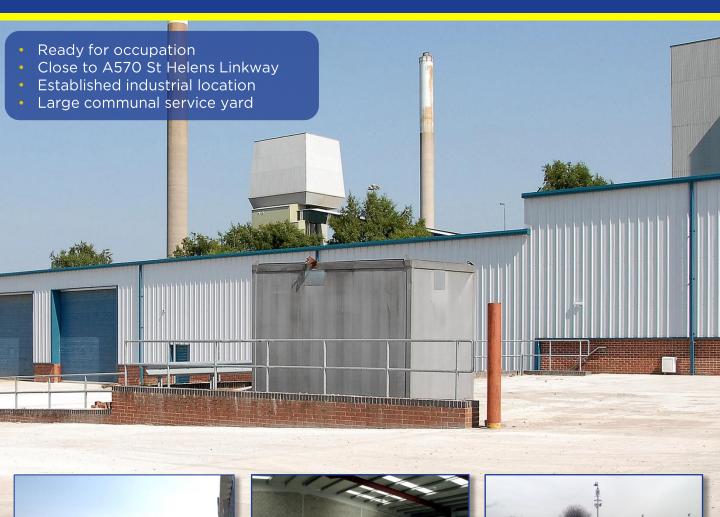
TO LET 9,069 sq ft (843 sq m)



Mid Terrace Modern Industrial / Storage Unit

Unit 2, Ravenhead Road St Helens WA10 3DB





LOCATION

The subject unit is located in the established industrial area of Ravenhead Road in St Helens.

Ravenhead Road lies 1 mile off the A570 St Helens Linkway dual carriageway which links the town to the M62 motorway some 3 miles to the south with good connectivity to the A580 East Lancashire Road, M57 and M6 Motorways. Ravenhead Road is an established industrial location and offers a mixture of older manufacturing and modern premises.

DESCRIPTION

The unit is located in a terrace of six and has been constructed to a shell specification of steel portal frame with brick / blockwork and profile cladding to elevations. It benefits from a concrete floor, 10% roof lights, sodium lighting and a WC.

The unit has a height of 5.03m to the underside of the eaves haunch rising to 6.55m at the apex and is served by a manual up and over roller shutter door which leads to a communal service yard. Externally the site is secured by palisade fencing to its perimeter together with vehicle access gates.

SPECIFICATION

- Steel portal frame construction
- Brick / blockwork and profile cladding to elevations
- Eaves height 5.03m to underside of haunch
- 1 level access up and over shutter door
- Secure communal service yard

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

ACCOMMODATION

The property has the following gross internal area:

	Sq ft	Sq m
Unit 2	9,069	843

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The property is listed in the current Rating List as Warehouse and Premises with a Rateable Value of £36,750.

We advise interested parties make their own enquiries with the St Helens Council Business Rates Department.

PLANNING

The property is situated on an established industrial estate.

We advise interested parties make their own planning enquiries of St Helens Council.

TERMS

The property is available by way of new full repairing and insuring lease on terms to be agreed.

RENTAL

Upon application.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

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LEGAL COSTS

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

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

JOHN HARRISON Director 07767 648094 SAM RODGERS Surveyor 07903 518044

john@daviesharrison.com sam@daviesharrison.com bavies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are nade without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as tatements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in elisation to this property.