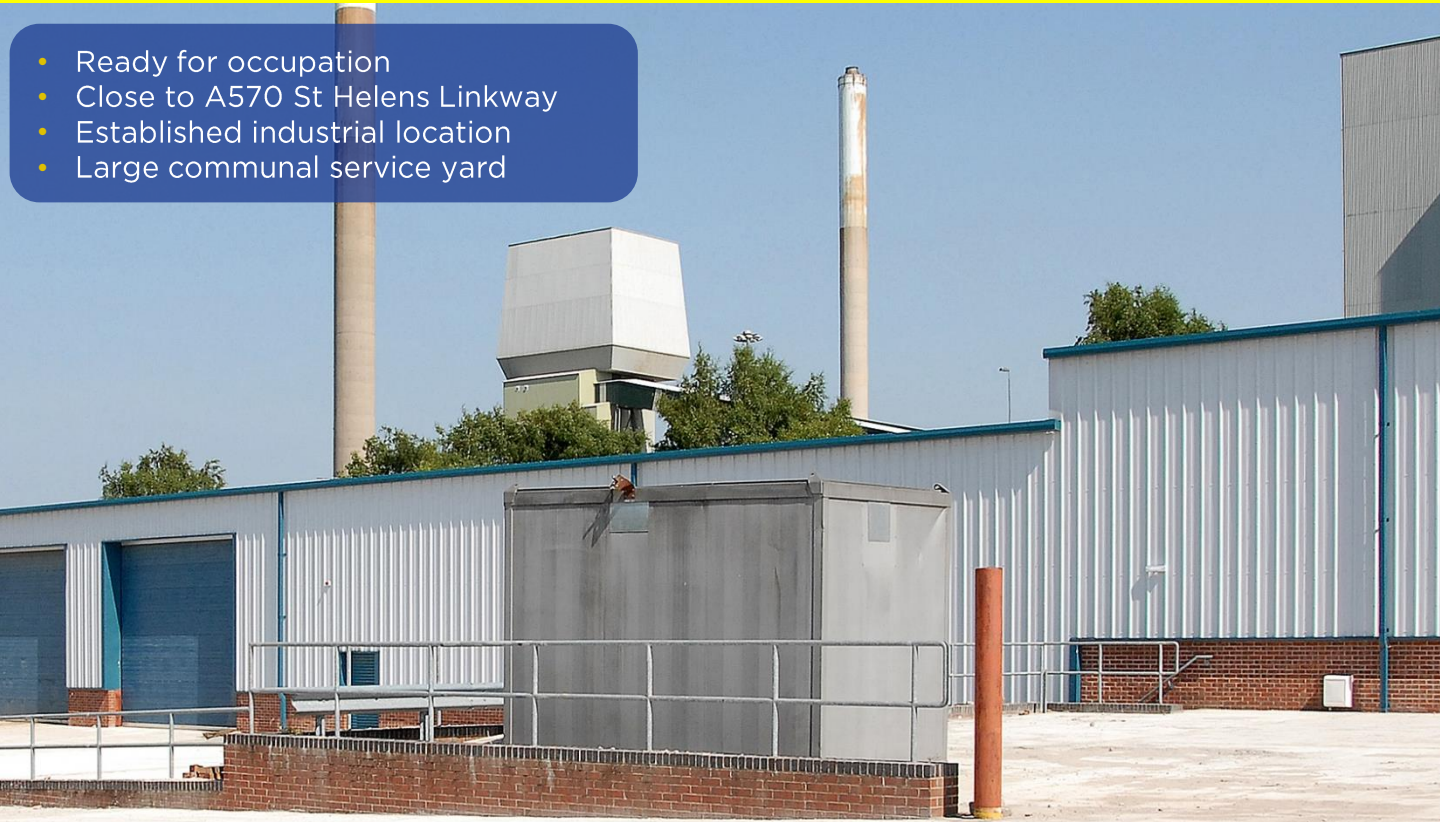


# TO LET

## 9,069 sq ft (843 sq m)

- Ready for occupation
- Close to A570 St Helens Linkway
- Established industrial location
- Large communal service yard



Mid Terrace Modern Industrial / Storage Unit

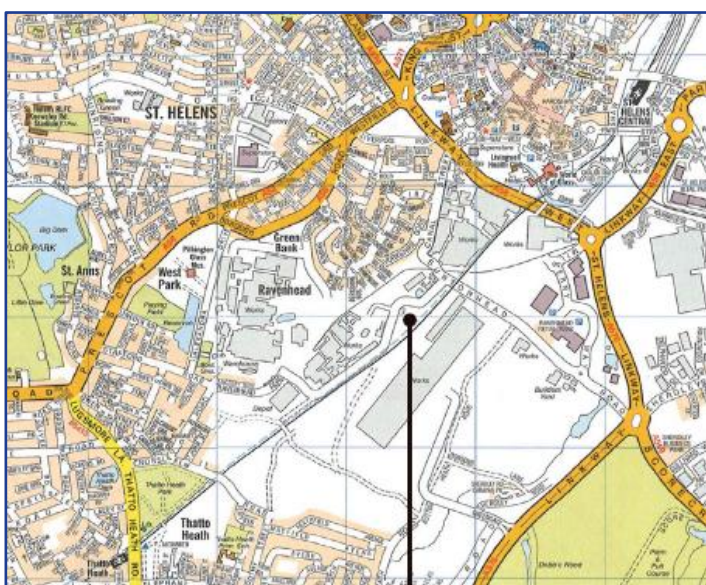
**Unit 2, Ravenhead Road**  
**St Helens**  
**WA10 3DB**







**St Helens, WA10 3DB**



**Ravenhead Road**

## 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.

## 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

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