

# TO LET

## 6,789 SQ FT (631 SQ M)

- Available for immediate occupation
- Located close to A570 St Helens Linkway
- Established industrial location
- Large communal service yard
- 1 x level access up and over shutter door

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UNIT 3, RAVENHEAD ROAD, ST HELENS, WA9 5EA  
MODERN INDUSTRIAL / STORAGE UNIT

## 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 mix of older manufacturing and modern premises.

## DESCRIPTION

The unit is located in a terrace of six, 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.

## 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

## ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Unit 3	6,789	631

## EPC

A copy of the Energy Performance Certificate is available upon request.

## 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.

## RATEABLE VALUE

We advise interested parties to make their own enquiries with the Local Rating Department.

## PLANNING

The property is located within an established industrial area, and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

## TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application

## VAT

All prices are quoted exclusive of, 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.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## FURTHER INFORMATION / VIEWINGS

For further information, or to arrange a viewing, please contact the Joint Agents:

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