

**fisher
german**

3 Ravenhead Business Park

Ravenhead Road, St Helens, WA10 3DB

Leasehold
Modern Industrial / Storage Unit

6,771 Sq Ft (629 Sq M)



To Let | £61,000 per annum

Location

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

Ravenhead Road lies one 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.

Address: Unit 3 Ravenhead Business Park, Ravenhead Road, St Helens, WA10 3DB

What3words: ///prompts.proves.profitd

Locations

Warrington: 8.6 miles

Haydock: 3.5 miles

Liverpool: 11.5 miles

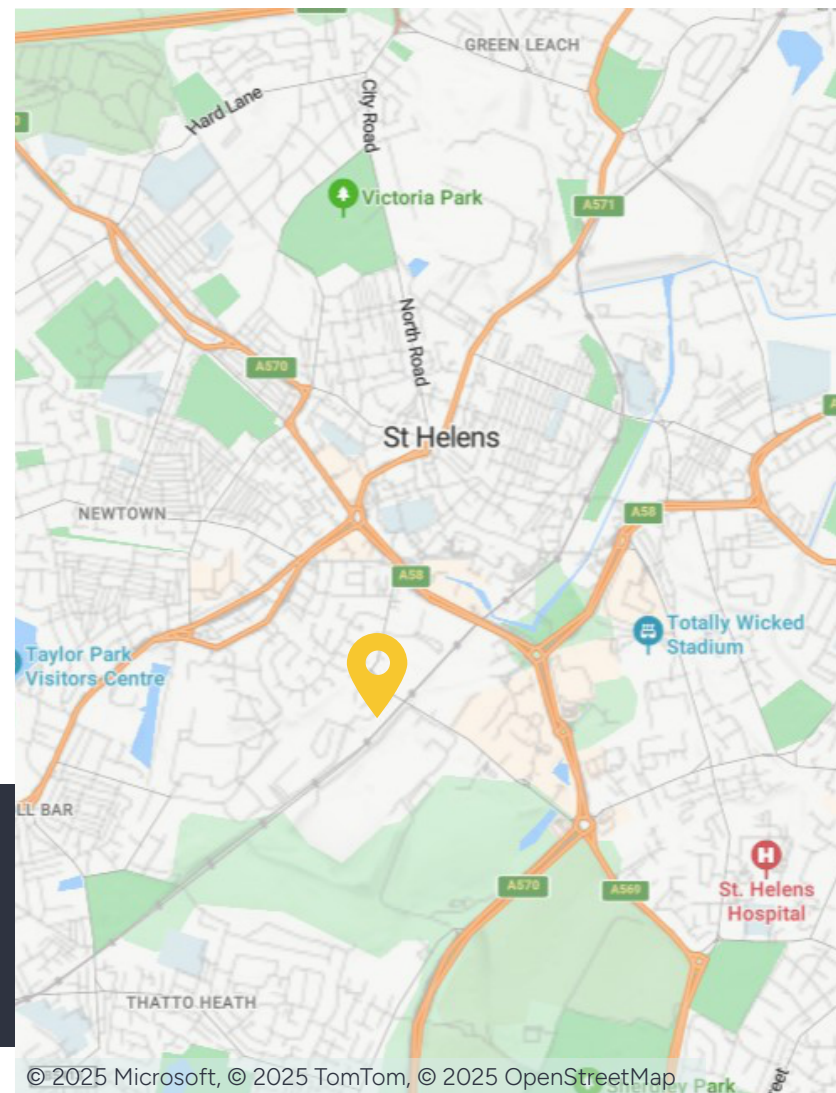
Nearest station

St Helens Central Station: 1 mile

Thatto Heath Station: 1 mile

Nearest airport

Liverpool John Lennon: 11.5 miles





Key information



Rent
£61,000
per annum



Rateable Value
£35,750



Service Charge
£TBC



EPC Rating
C (64)

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 large communal service yard. Externally the site is secured by palisade fencing to its perimeter together with vehicle access gates.



Further information

Tenure

Leasehold.

Lease Terms

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

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We understand that mains services are available to the property, including three phase electricity, gas,

mains water and drainage. We confirm we have not tested any of the service and occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C (64).

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the joint agents. Fisher German on 0161 839 5515 or Davies Harrison on 0161 236 9999.



Contact us



David Newman

0161 214 4664

david.newman@fishergerman.co.uk



Adam Fleming

0151 242 1095

adam.fleming@fishergerman.co.uk



Or our joint agents:

Davies Harrison

0161 236 9999

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2025. Photographs dated February 2025.



This brochure is fully recyclable