



**RAVENHEAD**  
BUSINESS PARK

ST HELENS, WA10 3LR

**FOR SALE/ TO LET**

**22 ACRE**

**STRATEGIC DEVELOPMENT SITE**

- > DESIGN & BUILD INDUSTRIAL/ WAREHOUSING
- > UNITS FROM 16,000 TO 300,000 SQ FT
- > OPEN STORAGE FROM 1 TO 22 ACRES
- > SUITABLE FOR A NUMBER OF USES (SUBJECT TO PLANNING)
- > JUNCTION 7 M62 ONLY 6 MINUTES (3.5 MILES)\*

\*SOURCE: GOOGLE MAPS

**ENTER**





**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

SAVE PRINT CLOSE

[HOME](#) [SITE PLANS](#) [AERIALS](#) [THE LOCATION](#) [FURTHER INFORMATION](#)

**SITE PLAN 1**

**SITE PLAN 2**



### SCHEDULE OF ACCOMMODATION

Unit 1	Sq M	Sq Ft
Warehouse	27,050	291,175
Offices (Gnd & 1st)	1,500	16,145
Total (GIA)	28,550	307,320
HGV Parking	99 (Inc 30 Loading)	
Car Parking	401	





**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

SAVE PRINT CLOSE

HOME

**SITE PLANS**

AERIALS

THE LOCATION

FURTHER INFORMATION

SITE PLAN 1

SITE PLAN 2



## SCHEDULE OF ACCOMMODATION

Unit 1	Sq M	Sq Ft
Warehouse	5,050	54,360
Offices (Gnd & 1st)	700	7,535
Total (GIA)	5,750	61,895
HGV Parking	26 (Inc 5 Loading)	
Car Parking	62	
Unit 2	Sq M	Sq Ft
Warehouse	6,475	69,700
Offices (Gnd & 1st)	700	7,535
Total (GIA)	7,175	77,235
HGV Parking	26 (Inc 7 Loading)	
Car Parking	45	
Unit 3	Sq M	Sq Ft
Warehouse	9,025	97,150
Offices (Gnd & 1st)	700	7,535
Total (GIA)	9,725	104,685
HGV Parking	34 (Inc 10 Loading)	
Car Parking	62	
Unit 4	Sq M	Sq Ft
Warehouse	1,325	14,260
Offices (Gnd & 1st)	350	3,765
Total (GIA)	1,675	18,025
HGV Parking	5	
Car Parking	17	
Unit 5	Sq M	Sq Ft
Warehouse	2,500	26,910
Offices (Gnd & 1st)	600	6,460
Total (GIA)	3,100	33,370
HGV Parking	15	
Car Parking	30	





**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

SAVE PRINT CLOSE

HOME SITE PLANS **AERIALS** THE LOCATION FURTHER INFORMATION







**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

SAVE PRINT CLOSE

HOME

SITE PLANS

**AERIALS**

THE LOCATION

FURTHER INFORMATION

AERIAL 1

AERIAL 2

TO J7 M62 







**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

SAVE PRINT CLOSE

HOME

SITE PLANS

AERIALS

**THE LOCATION**

FURTHER INFORMATION

## LOCATION

St Helens is located at the heart of the North West region, approximately 11 miles north west of Warrington, 12 miles east of Liverpool and 26 miles west of Manchester.

The town has good road communications with junction 23 of the M6 motorway some 5 miles to the east, accessed via the A580 East Lancashire Road, whilst junction 7 of the M62 lies some 4 miles to the south, accessed via the A570 St Helens Linkway.

Warrington railway station is just 9 miles to the south east of the property providing regular west coast mainline services to Glasgow (2 hours 45 minutes) to the north and London Euston (1 hour 52 minutes) to the south. Air communications are also excellent with Liverpool John Lennon Airport and Manchester Airport only 12 miles and 29 miles respectively. St Helens has a catchment population of 318,000 persons, whilst within a 60 minutes' drive time there is a population of around 6.8M, with 4.3M of working age.

The 575 acre 'Omega Site' is situated just one junction away, at Junction 8 of the M62. This is considered one of the prime distribution location in the region and has secured occupiers including Brakes Brothers (220,000 sq ft), Hermes (150,000 sq ft), Asda (600,000 sq ft), Travis Perkins (630,000 sq ft) The Hut Group (650,000 sq ft) and Plastic Omnium (260,000 sq ft).

[VIEW LOCAL MAP](#)



## DRIVE TIMES

M57, Junction 2	4 miles	8 mins
M62, Junction 7	4 miles	10 mins
M6, Junction 23	5 miles	18 mins
Warrington Rail Station	9 miles	21 mins
Warrington	11 miles	21 mins
Liverpool	12 miles	21 mins
Liverpool JL Airport	12 miles	21 mins
Manchester	26 miles	31 mins
Chester	27 miles	42 mins
Preston	28 miles	39 mins
Manchester Airport	29 miles	30 mins
Crewe	41 miles	58 mins

Source: Google Maps



**WA10 3LR**



**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

[SAVE](#) [PRINT](#) [CLOSE](#)

[HOME](#)

[SITE PLANS](#)

[AERIALS](#)

**[THE LOCATION](#)**

[FURTHER INFORMATION](#)



[GO BACK](#)



**WA10 3LR**



**RAVENHEAD**  
BUSINESS PARK

ST HELENS, **WA10 3LR**

SAVE PRINT CLOSE

[HOME](#)

[SITE PLANS](#)

[AERIALS](#)

[THE LOCATION](#)

[FURTHER INFORMATION](#)

## VAT

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

## TERMS

Plots are available from 1 acre either to purchase or lease on terms to be agreed.

Alternatively we can deliver new build facilities leasehold & freehold on a design and build basis (16,000 - 300,000 Sq ft).

## FURTHER INFORMATION

For further information, please contact:

Jon Thorne  
01925 320520  
jon@b8re.com

