

## LEXICRAFT FACTORY AND OFFICES for Raventa



Ainsley Gommon was initially appointed to carry out a Masterplan for the former oleochemical site. The approved Masterplan addresses various complex site constraints and proposes zoning of the site to create a balanced mixed use development that is predominantly light industrial and offices, but also supports the adjacent residential Conservation Area of Bromborough Pool Village.



Raventa Ltd required a new factory and administration facilities for its high quality identification products company Lexicraft Ltd. The company works for a number of very high profile clients and produces a range of products such as labels, etched nameplates, domed badges, decal vinyl graphics, graphic overlays & control panels etc.



With Lexicraft currently operating out of a number of dispersed sites around central Birkenhead, the new building has allowed them to relocate to the new and improved facilities at Pool Lane. With the company now being all under one roof it is intended to help streamline production and efficiency in order to help with the continued growth of the company and provide a building reflecting the company's high profile and high quality, bespoke products.



The industrial unit has a ground floor area of approximately 22,000 square feet, accommodating the administration and production area of the business and a mezzanine of approximately 10,500 square feet, which is primarily used for storage, offices and additional plant. A canteen and toilet facilities are also provided for staff in multiple areas throughout the building. The remaining area of the site is used for parking and storage, along with a raised staff picnic area.

**Value:** £1.8m (estimated)  
**Completed:** Autumn 2017  
**Contract:** JCT Design & Build