

**Mileway**

# Ardale House Haydock

Available to Let  
Warehouse  
55,699 sq ft ( 5,175 sq m )



7 level HGV loading doors



Secure yard with 30 parking spaces



Electric sliding gates to entrance



Two storey high quality offices



250Kva power supply



LED lighting

# Ardale House

Haydock Lane, Haydock, WA11 9WE



## Description

A single storey detached industrial warehouse premises benefitting from a steel portal frame construction, secure yard and two storey high quality offices. The building is situated just of junction 23 of the M6 and benefits from LED Lighting, three phase electricity, 7 loading doors and 250kva power supply, at £3.95 per square foot.

## Location

Haydock Point is situated in a highly prominent position adjacent to the A580 and Junction 23 of the M6 Motorway. Equidistant between Manchester and Liverpool and approximately 4 miles North of Warrington.

The road is half a mile to J23 of M6 with the nearest railway station being only 1½ miles away. Liverpool John Lennon or Manchester International Airport are both 30 minutes away.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Haydock point	Warehouse	55,699	5,175	Immediately
<b>Total</b>		<b>55,699</b>	<b>5,175</b>	

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