



# TO LET

Industrial / Warehouse Unit

## HAYDOCK INDUSTRIAL ESTATE

Haydock Lane,  
Haydock  
WA11 9XQ

### UNIT 26 9,178 SQ FT

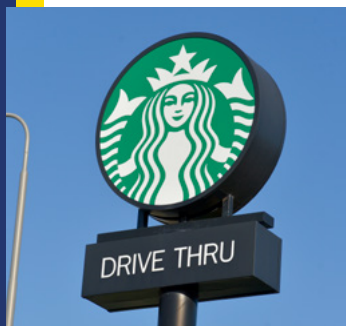
- Minimum height to underneath eaves of 4.9m
- Allocated parking
- 2 ground level loading doors
- Ground floor office accommodation
- REFURBISHED



# LOCATION

Haydock Industrial Estate is strategically located within the heart of the Haydock Industrial area and is accessible via the A580 East Lancashire Road which is within 1 mile of Junction 23 of the M6.

Haydock is a recognised location for distribution facilities in the North West and neighbouring occupiers include Sainsbury's, Booker Belmont, Costco, Amazon and Kelloggs.







## SPECIFICATION

- Steel portal frame construction with part brick and metal clad elevations
- Minimum height to underneath eaves of 4.9m
- Allocated parking
- 2 ground level loading doors
- Ground floor office accommodation
- Comprehensively refurbished

## ACCOMMODATION

Unit	Area (Sq Ft)	Area (Sq M)
26	9,178	852
<b>Total</b>	<b>9,178</b>	<b>852</b>







# FURTHER INFORMATION

## EPC

Available on request from the agents.

## SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

## BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the Local Authority. For further information contact St Helens Council.

## CONTACT

For further information or to arrange a viewing, please contact one of the retained letting agents.

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