



TO LET

Industrial / Warehouse Unit

HAYDOCK INDUSTRIAL ESTATE

Haydock Lane,
Haydock
WA11 9XQ

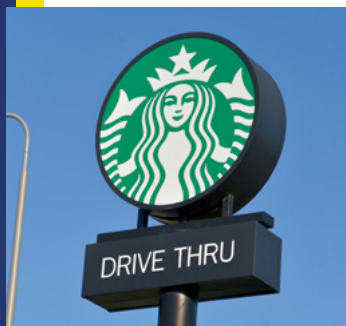
UNIT 8 27,656 SQ FT

- Minimum height to underneath eaves of 4.9m
- Private, secure yard
- 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
- Private, secure yard
- 2 ground level loading doors
- Ground floor office accommodation
- Comprehensively refurbished

ACCOMMODATION

| Unit | Area (Sq Ft) | Area (Sq M) |
|--------------|---------------|--------------|
| 8 | 27,656 | 2,561 |
| Total | 27,656 | 2,561 |



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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