

**TO  
LET**

**3,000 SQ. FT. on 0.71 acres - 0.5 miles - Junction 23, M6 Motorway**



**Haydock Lane St Helens WA11 9UY**

**B8**  
01925 320 520  
www.b8re.com

# DESCRIPTION

The property consists of a small workshop unit on a concrete surfaced yard. The site benefits from the following specification:

- Electrically operated entrance gates suitable for HGVs
- CCTV and secured premises
- Staff welfare block, including WC's, kitchen, locker room and separate office
- Workshop / stores totalling approx. 2,933 sq. ft. with 2 loading doors



# LOCATION

The building and large concreted yard is situated in a highly prominent position, adjacent to the A580 and Junction 23 of the M6 Motorway.

Haydock is equidistant between Manchester and Liverpool (approx. 20 miles), and it is approximately 4 miles North of Warrington.

Haydock is considered a prime location in the Northwest and nearby occupiers include Amazon, Kellogg's, Movianto, Costco, Sainsbury's and Booker.





## TERMS

New Full Repairing and Insuring lease or open to offers on a sale.

## EPC

Available upon request

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## RATEABLE VALUE

Interested parties should make their own enquiries to the local authority, St Helens Council, but it is our understanding that the building currently has an RV of £58,500 and therefore the rates payable will be £29,500. Further details can be found on the government website.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:

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## HGV DISTANCES

Liverpool 20 miles	40m
Manchester 22 miles	27m
Liverpool John Lennon 25 miles	39m
Hams Hall 97 miles	2h 50m
East Midlands 98 miles	3h
Immingham 130 miles	2h 30m
London Heathrow 197 miles	3h 08m

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