

Unit 2, The Willows Haydock

Wilcock Road, Haydock
WA11 9SG

Warehouse Available to let
45,678 sq ft



Warehouse

45,678 sq ft



Level access
loading doors



Large secure
yard



Close to
M6 J23 & A580



10m eaves

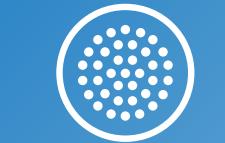


Fully sprinklered

Modern semi - detached distribution/production facility with the benefit of 3 loading doors to the front and 1 to the rear. Externally, the property benefits from a large secure yard and a loading canopy to the front. Internally, the property features an open plan layout in the warehouse and benefits from LED lighting, two storey office accommodation & three phase electricity.



Two storey integral
office accommodation



LED lighting



Refurbished



KVA (200kVA)



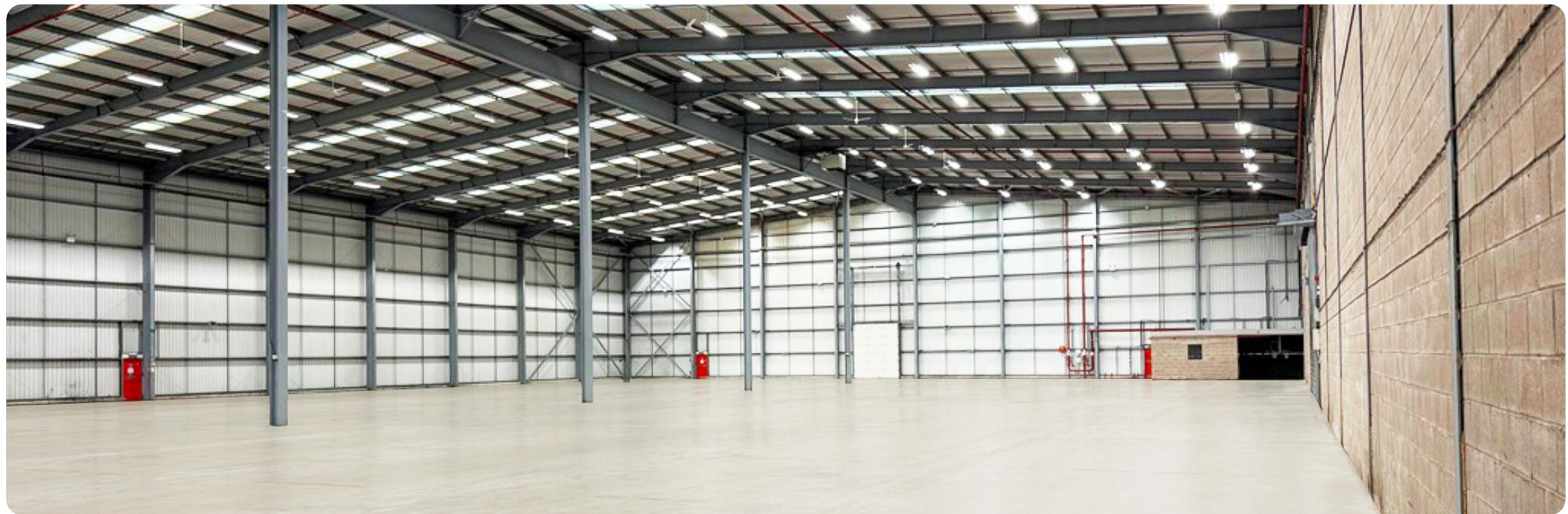
Can accommodate
up to 6,684 pallets

Site plan & accommodation

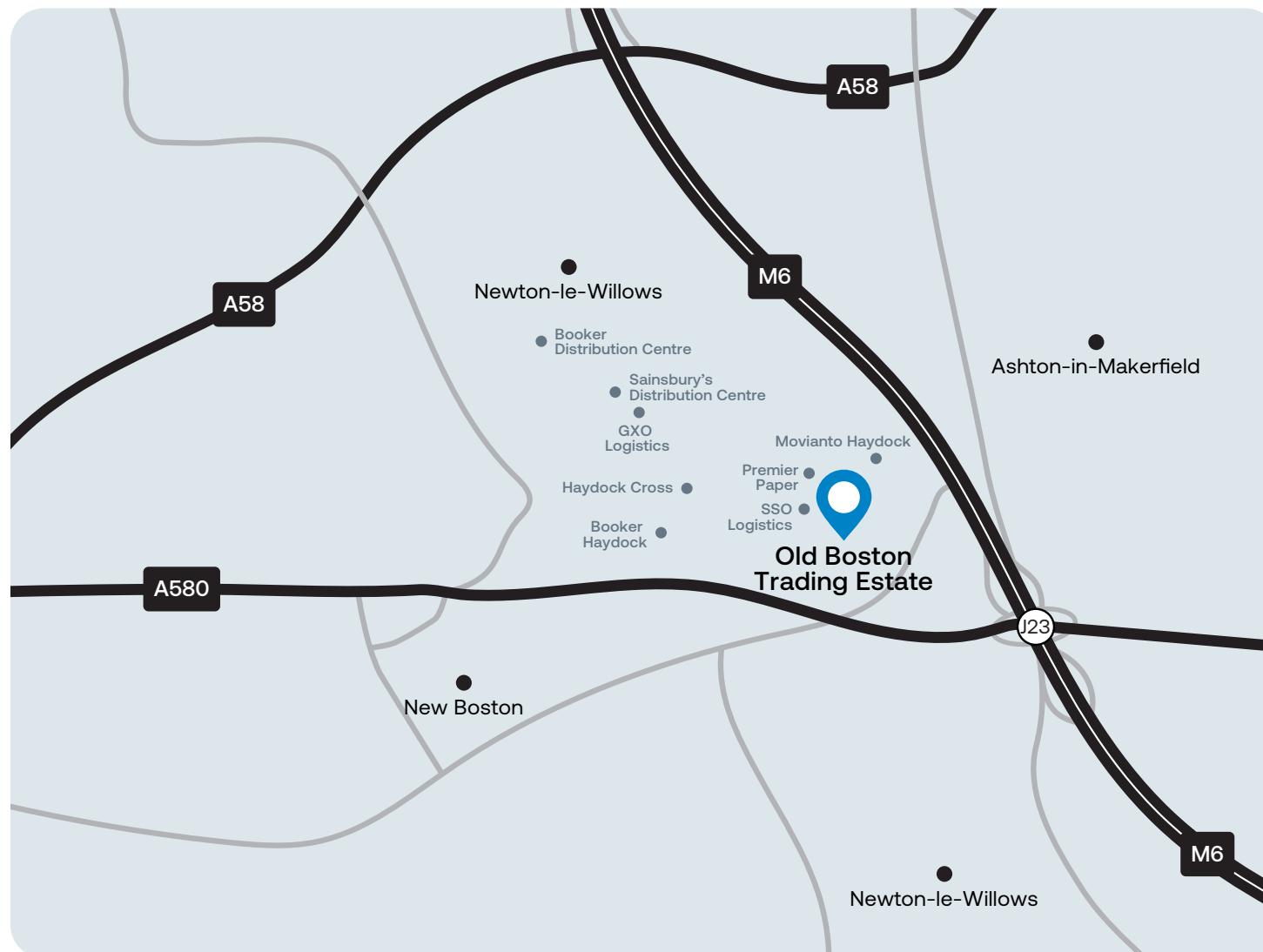
Unit	Property Type	Area (Sq Ft)	Availability
Unit 2	Warehouse	45,678	Immediately
Total	45,678		





[The Space](#)[Specification](#)[The Site](#)[Aerial](#)[Gallery](#)[Location](#)[Contact](#)

Location



Haydock is strategically located at the centre of the North West and is now one of the premier industrial and distribution locations due to its connectivity. Major occupiers in the area include Sainsbury's, Law Distribution Ltd, Booker, Movianto and Costco. Boston Park is situated in the heart of the Haydock industrial area.

Travel times

Cities	Distance
Liverpool	16 miles
Manchester	22 miles
Leeds	60 miles
By Train	Distance
Liverpool Lime Street	24 miles
Manchester Piccadilly	22 miles
By Air	Distance
Liverpool John Lennon Airport	20 miles
Manchester Airport	22 miles
Motorways	Distance
M6	1 mile
M62	6 miles



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[Book a viewing](#)

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Further information:

EPC

EPC is payable upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

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