

# **Empress Park**

Empress Building, Penny Lane, Haydock, St Helens WA11 9TF





### Description

A modern detached trade counter unit available on the wellestablished Boston Trading Estate. The unit benefits from LED lighting, high quality office content, three-phase electricity, onsite parking and a 3,730 sq ft workshop/storage area.

#### Location

The unit is located on the Old Boston Trading Estate, an established trading estate in Haydock, 0.5 miles from the M6 motorway and under 1 mile from the A580 (East Lancashire Road). The estate is strategically positioned 15 miles from both Manchester & Liverpool with Haydock Race Course and town centre facilities are within a short distance. The local area offers a number of high profile occupiers including Screwfix & Howdens.

#### **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)	Availability
Unit 100a	Warehouse	13,900	09/03/2026
Total		13,900	

