

Mileway

Empress Park St Helens

Available to Let
Warehouse
13,900 sq ft

Trade Counter location



LED lighting



High quality office content



Three Phase Electricity



On site parking



Empress Park

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



Description

A modern detached trade counter unit available on the well-established 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

Please contact:

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 100a	Warehouse	13,900	09/03/2026
Total		13,900	

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