

iBOX

HAYDOCK INDUSTRIAL ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
8,913 SQ FT (828 SQ M)

Haydock Lane, Haydock · WA11 9XQ

UNIT 7



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 Kellogg's



SPECIFICATION

-  Fully refurbished
-  Secure gated entrance
-  Electric roller shutter loading door
-  New roof
-  On-site parking

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 2018 to provide the below Gross Internal Area:

UNIT	SQ FT	SQ M
7	8,913	828



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Contact landlord direct:

Sarah Lindsay
07780 483 282
sarah@4thindustrial.com

iboxproperty.com



BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the Local Authority. For further information contact St Helens Council.

RENT

On application.

SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

EPC

Available on request from the agents.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

CBRE

+44 (0)161 455 7666
www.cbre.co.uk

James Flanagan
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07345 010247

Henry Farr
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