

**TO LET /
MAY SELL**

BAHAMA ROAD, HAYDOCK INDUSTRIAL ESTATE, WA11 9XB

B8

01925 320 520
www.b8re.com



13,251 sq ft on 0.86 acres

DESCRIPTION

The premises extends to approximately 13,251 Sq. Ft. and benefits from the following:

- Fully fenced and gated yard /customer parking area.
- 1 level access loading door
- Located at the intersection of the A580/M6 motorway
- Over 50 car parking spaces
- Fully fitted out with 138 smaller self storage units
- Eaves height of 3.8m



LOCATION

Haydock Industrial Estate occupies a strategic location at the intersection of the A580 East Lancashire Road and J23 of the M6 motorway.

It is situated midway between Manchester and Liverpool, the centres of which can both be reached within 25 minutes. Haydock is a recognised location for major distribution area in the North West.

Nearby occupiers include Amazon, Kellogg's, Movianto, Costco, Sainsbury's, Booker, and Palmer & Harvey.





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

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