iBOX

HAYDOCK INDUSTRIAL ESTATE

TAKE A TOUR

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 Kelloggs







SPECIFICATION

- Fully refurbished
- Secure gated entrance
- Electric roller shutter loading door
- New roof
- On-site parking
- Eaves height of 4.9m

ACCOMMODATION

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

AREA	SQ FT	SQ M
Warehouse	8,386	779
Office	527	49
Total	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

Will Clark
will.clark1@cbre.com
07436 796156

Henry Farr
henry.farr@cbre.com
07780 225 329

B8
01925 320 520
www.b8re.com

Will Kenyon
will@b8re.com
07802 869 279

Max Seed
max@b8re.com
07507 312 375

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