

Empress Park

Empress Building, Penny Lane, Haydock, St Helens WA11 9 St Helens WA11 9TF
Warehouse | 13,900 ft²



Trade Counter location



LED lighting



High quality office content



Three Phase Electricity



On site parking

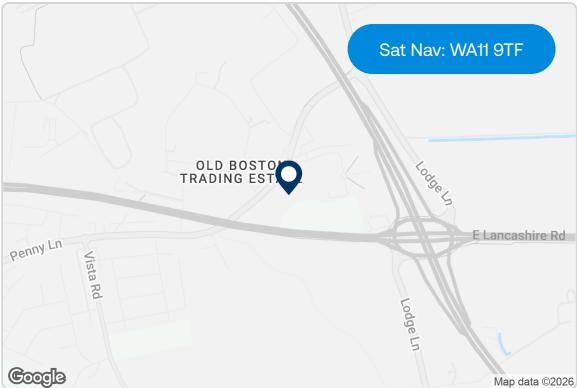
Available to Let

LastMileFirst | mileway.com



Description

A modern semi-detached distribution/ trade counter unit available on the well-established Boston Trading Estate. The unit is currently undergoing a comprehensive refurbishment that will see the space benefit from LED lighting, CAT-A office content, three-phase electricity, onsite parking, and a c.50/50 office to warehouse ratio. The unit is well positioned to become the new base for an SME business in need of high-quality offices and storage facilities. Please note: once the refurbishment is completed, the unit will be re-evaluated to confirm the square footage.



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.

Further information

EPC

Unit 100a: B.

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.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 100a	Warehouse	13,900	Immediately
Total		13,900	

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