

TO LET

B8

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BAHAMA CLOSE, HAYDOCK INDUSTRIAL ESTATE, WA11 9XB



2,750 SQ FT. SELF CONTAINED INDUSTRIAL UNIT

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 facilities in the Northwest. Haydock is situated in St Helens Borough and is part of Merseyside. St Helens has a population of 102,000 and a population of 1.7m within a 20-mile radius. Haydock is one of the premier industrial locations in the Northwest and nearby occupiers include Amazon, Kellogg's, Movianto, Costco, Sainsbury's, Booker, The Book People and Palmer & Harvey.

DESCRIPTION

- 6.2m to the underside
- 7.4m to the apex
- 1 electric ground level loading door
- LED lighting in warehouse and offices.
- All mains' services are available
- Secure external yard / parking
- PV / Solar Panels on the roof

The property has an EPC rating of C-59.

TERMS / TENURE

New Full Repairing and Insuring lease.





 **WA11 9XB**

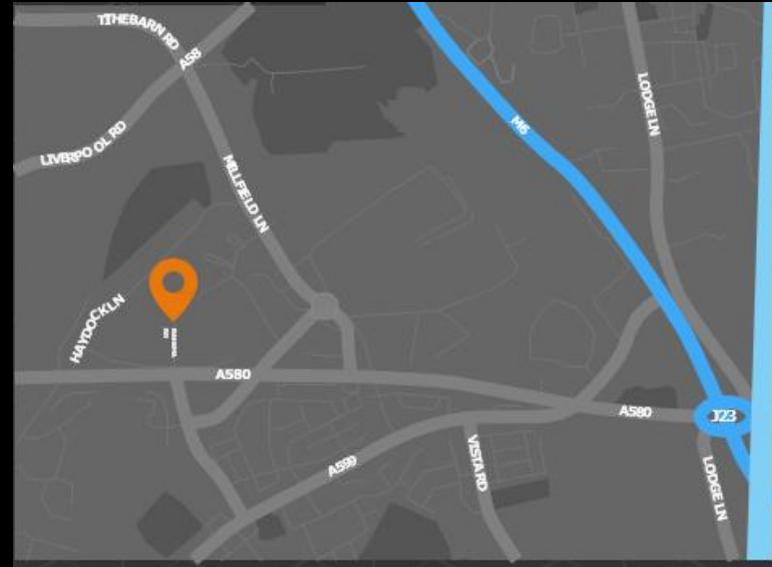
ANTI MONEY LAUNDERING

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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