

TO LET

SELF CONTAINED INDUSTRIAL / WAREHOUSE UNIT WITH LARGE YARD

27,977 SQ FT



CONNECT PARK

HAYDOCK INDUSTRIAL ESTATE, HAYDOCK LANE, HAYDOCK **WA11 9TY**

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DESCRIPTION

The property comprises an industrial unit with mainly single storey offices, a large yard and on-site parking. The unit is of steel portal frame construction with brick and profile clad elevations under a pitched profile metal clad roof.

The warehouse accommodation benefits from the following:



SELF-CONTAINED SITE



LARGE YARD



6 LEVEL ACCESS LOADING DOORS



57 CAR PARKING SPACES



LED LIGHTING



EXCELLENT ACCESS J23 M6 & A580

The office area provides a mix of open plan and individual offices with adjacent toilet facilities. Amenity areas including canteen, toilets and locker rooms are also provided.

Externally there are approximately 57 car parking spaces.



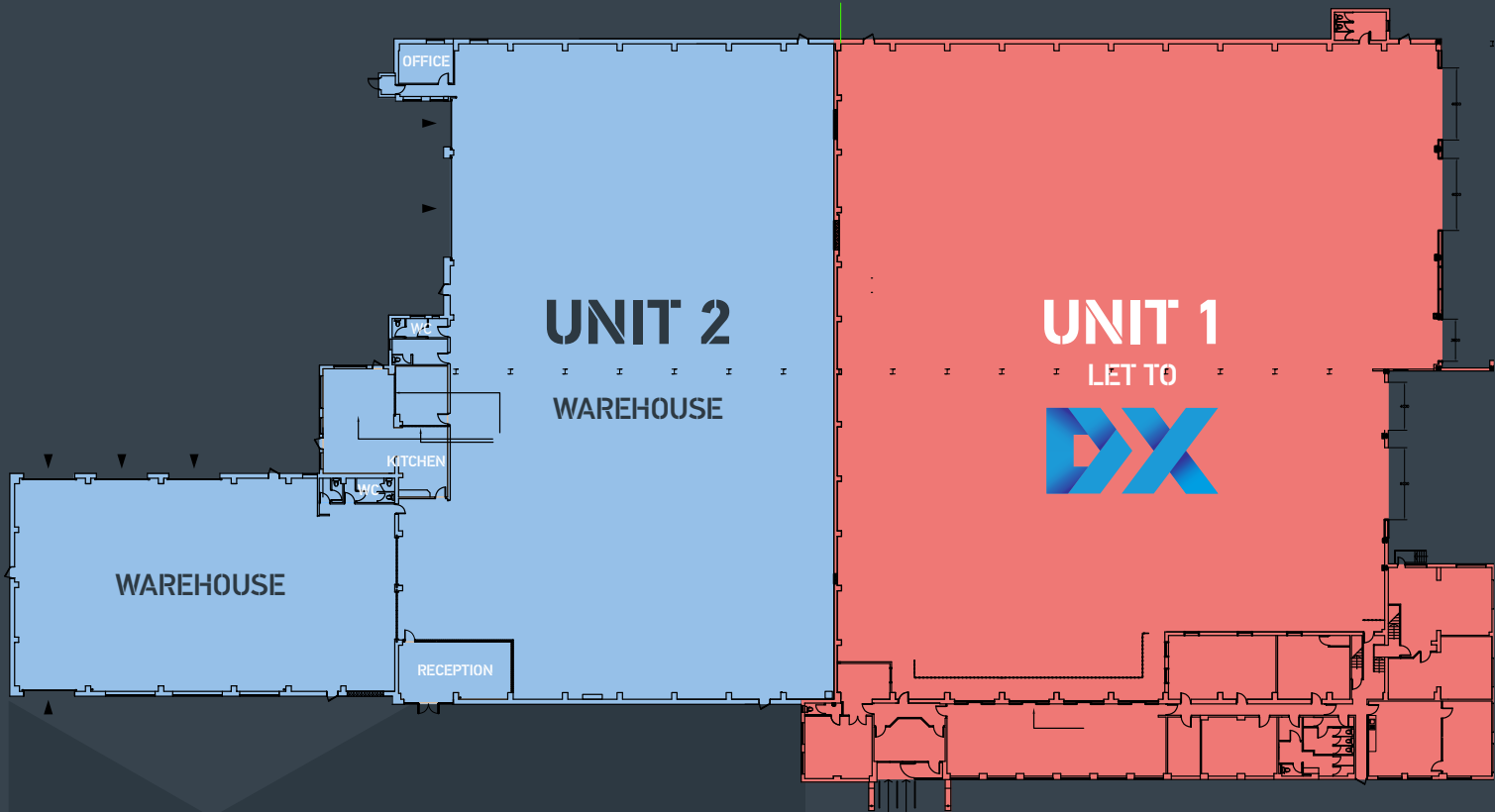
ACCOMMODATION

UNIT 1 - LET TO DX

UNIT 2 - has six loading doors with an adjoining warehouse and ancillary accommodation. The unit has an enclosed yard of c. 0.3 acres.

UNIT 2

Warehouse	25,383 sq ft	2,358 sq m
Office	2,594 sq ft	241 sq m
Total	27,977 sq ft	2,599 sq m





LOCAL OCCUPIERS

- 01 Movianto UK
- 02 Screwfix
- 03 Howdens
- 04 XPO Logistics
- 05 Booker Distribution Centre
- 06 Sainsburys Distribution
- 07 Enviropacks Ltd
- 08 Palletline
- 09 Costco
- 10 Terma Products
- 11 MVG Industries UK
- 12 Multi Channel Logistics
- 13 Malcolm Logistics
- 14 Stuart Power



NATIONAL BRANDS IN TOWN

BOOKER

SCREWFIX

HOWDENS

COSTCO
WHOLESALE

Sainsbury's

XPO

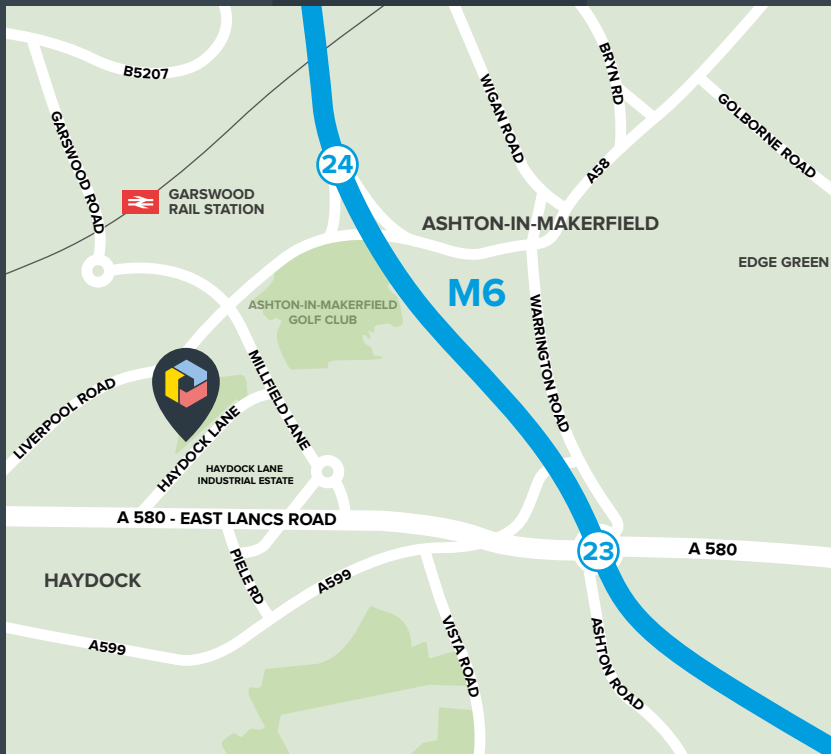


LOCATION

Haydock is one of the premier industrial locations in the north-west, strategically located mid-way between Manchester and Liverpool. Haydock Industrial Estate is an established industrial location, the estate major occupiers, including Costco, Sainsbury's, Booker, The Book People and Palmer & Harvey.

The Unit is situated on Haydock Lane Industrial Estate with prominent frontage onto Haydock Lane which links to Millfield Lane one of the main routes through the estate.

The property is within 0.5 miles of the East Lancashire Road (A580), close to its intersection with the M6 motorway at Junction 23, and within 5 miles of the M6/ M62 intersection, therefore being easily accessible to the regional and national motorway network.



SAT NAV: WA11 9TY



DRIVE TIMES

M6 Junction 23	5 mins	1.6 miles
Warrington	19 mins	9 miles
Manchester	26 mins	19 miles
Liverpool	30 mins	15 miles
Port of Liverpool/ Docks	30 mins	14.5 miles
Liverpool Airport	31 mins	16 miles
Manchester Airport	28 mins	22 miles

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CONNECT PARK

TERMS

The unit is available to let by way of a new FRI lease.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

EPC is B44.

CONTACT

Strictly by prior appointment with the joint agents.

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