

iBOX

HAYDOCK INDUSTRIAL ESTATE

TO LET

**INDUSTRIAL / WAREHOUSE UNITS
3,456 - 12,181 SQ FT (321.07 - 1,131.65 SQ M)**

Haydock Lane, Haydock • WA11 9XQ



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



HAYDOCK INDUSTRIAL ESTATE



SPECIFICATION



All units are newly refurbished



External shared / private service yards



Steel portal frame construction with part brick and metal clad elevations

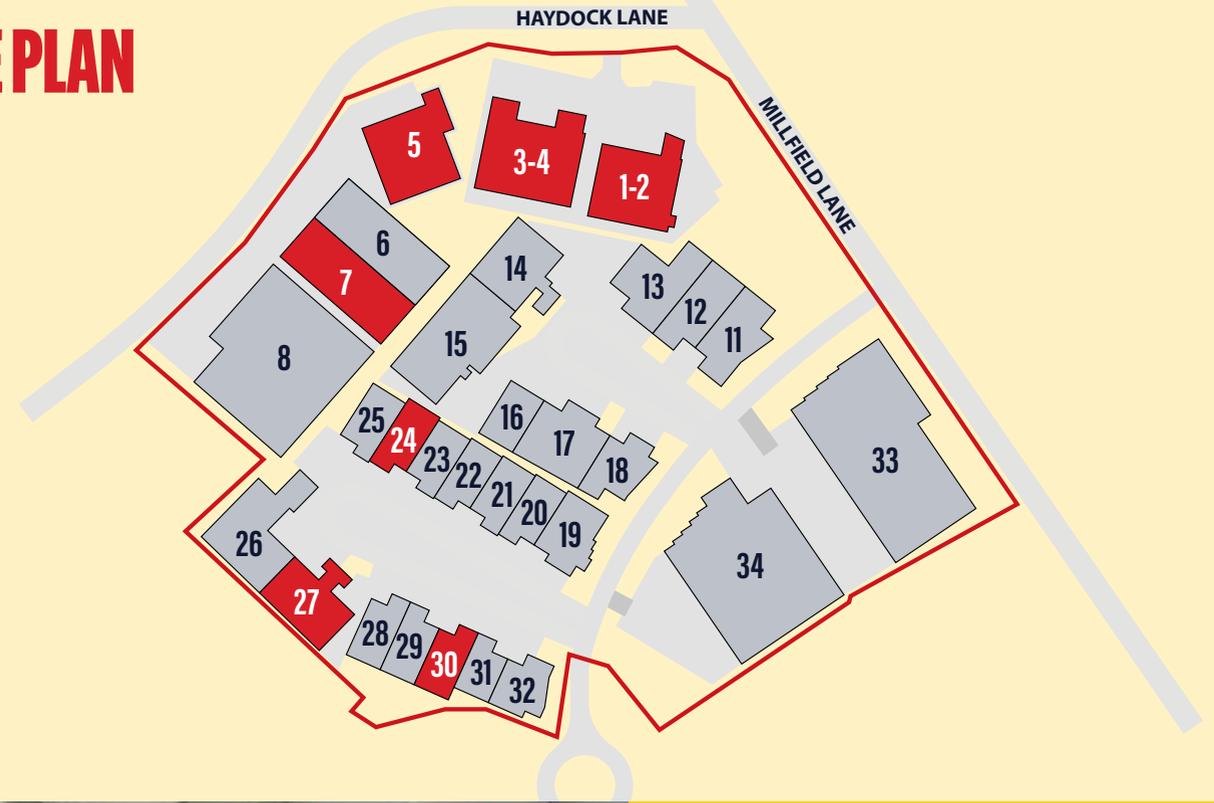


Mixture of allocated and common car parking



Eaves of 4.9m

SITE PLAN



ACCOMMODATION

UNIT	SQ FT	SQ M
1 & 2	9,665	898
3 & 4	12,181	1,132
5	10,159	944
7	8,913	828
24	3,736	347
27	6,810	633
30	3,650	339

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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.

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:



James Flanagan
james.flanagan5@cbre.com
07345 010247

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



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