



HAYDOCK INDUSTRIAL ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
10,159 SQ FT (943.8 SQ M)

Haydock Lane, Haydock • WA11 9UY

UNIT 5



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

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SPECIFICATION

-  Fully refurbished
-  Secure gated entrance
-  Electric roller shutter loading door
-  New roof
-  On-site parking

ACCOMMODATION

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

UNIT	SQ FT	SQ M
5	10,159	943.8



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(943.8 SQ M)**



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:



James Flanagan
james.flanagan5@cbre.com
07345 010247

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



Alex Perratt
alex@b8re.com
07951 277 612

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07769 250 494

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