

iBOX

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 Kellogg's



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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10,159 SQ FT
(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:

CBRE

+44 (0)161 455 7666
www.cbre.co.uk

James Flanagan
james.flanagan5@cbre.com
07345 010247

Henry Farr
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