



HAYDOCK INDUSTRIAL ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
8,913 SQ FT (828 SQ M)

Haydock Lane, Haydock • WA11 9XQ

UNIT 7



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



Eaves height of 4.9m

ACCOMMODATION

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

AREA	SQ FT	SQ M
Warehouse	8,386	779
Office	527	49
Total	8,913	828



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(828 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

Thomas Marriott
thomas@b8re.com
07769 250 494

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