



**FOR SALE**

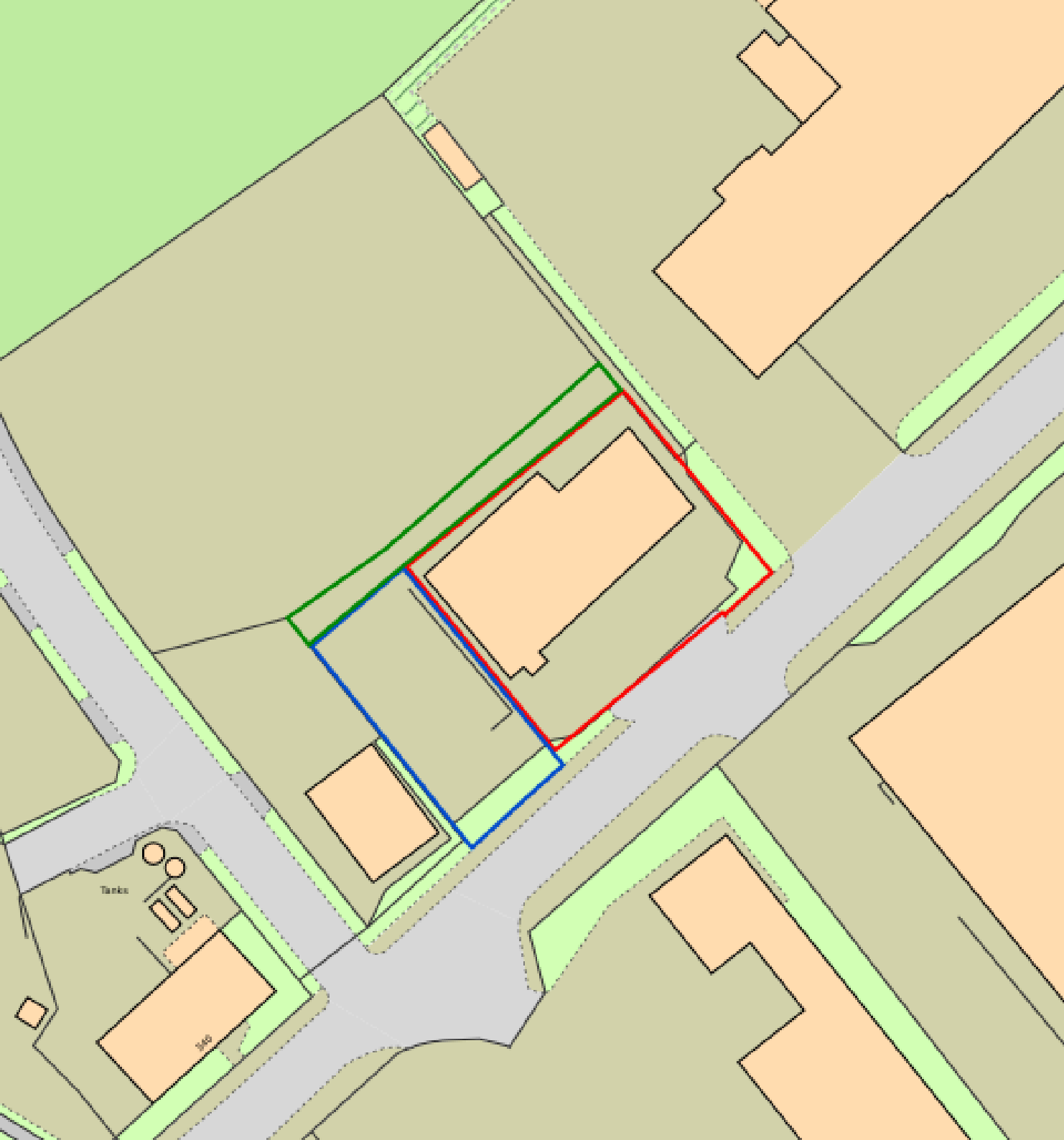
**Freehold Office / Business Unit**  
Haydock Lane, St Helens, WA11 9UY

**SW**  
Sanderson  
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## Summary

- Two Storey Office / Business unit
- Located on the established Haydock Industrial Estate in St Helens
- NIA of 5,331 Sq Ft
- Site Area of 0.25 Acres
- On-site parking
- Opportunity to convert back to Hybrid Warehouse / Office
- Held Freehold under Land Registry Title Number MS91822
- Available For Sale
- **Guide Price £600,000 (STC)**



## Description

The property comprises a two storey office building situated within the established Haydock Industrial Estate.

The building is of steel portal frame construction and was originally constructed as a warehouse with two storey offices but has subsequently been converted to offices throughout.

The ground floor comprises an entrance reception, a large open plan office together with various partitioned offices, WC's and a staff kitchen. The office accommodation is of a good specification with carpeted floors, perimeter trunking, painted plaster walls and suspended ceiling incorporating category II lighting and air conditioning.

To the south of the building there is surfaced car parking for c. 12 vehicles.

## Accommodation

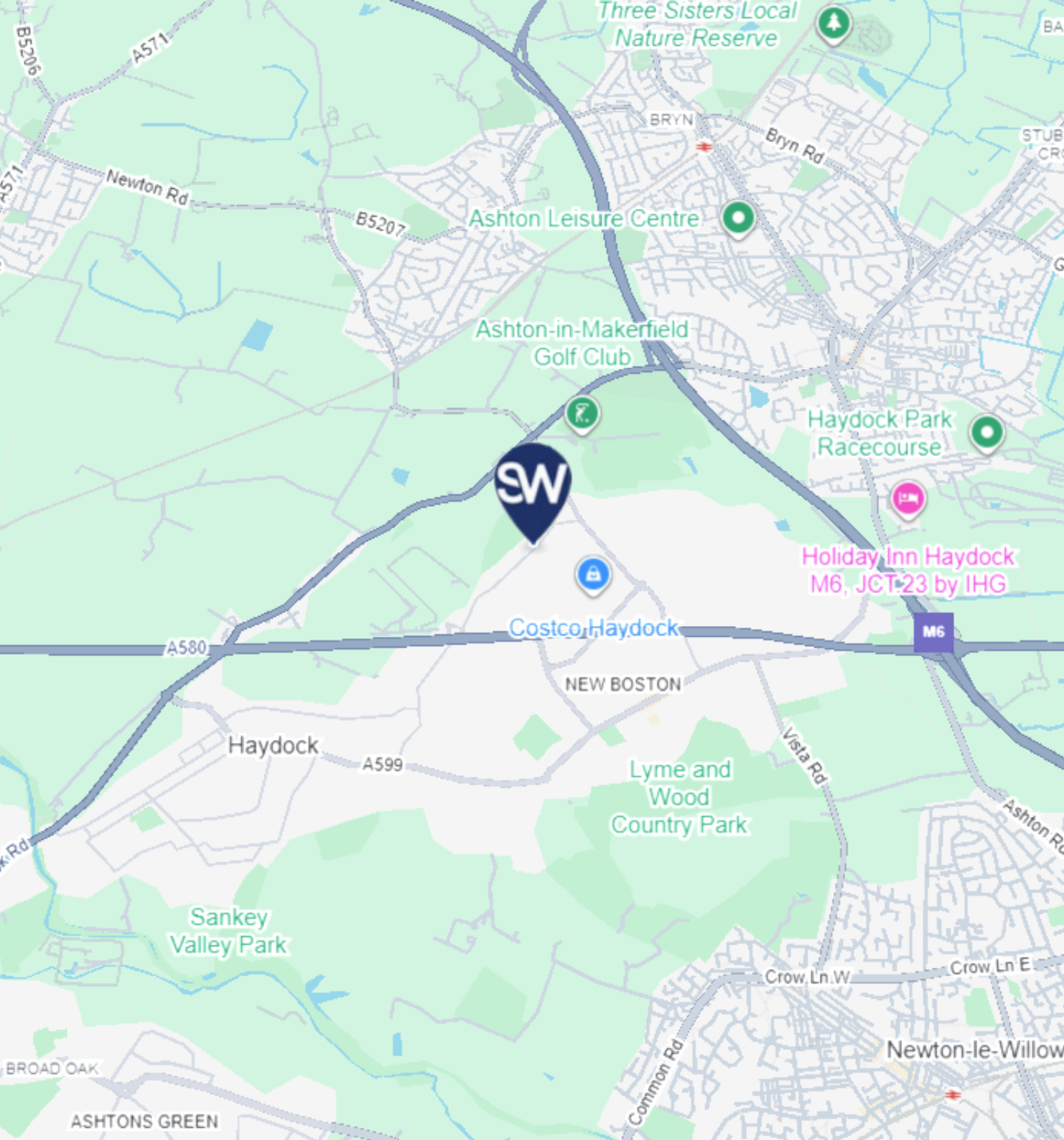
We have measured the property on a Net Internal Area (NIA) basis as below:-

Accommodation	Sq M	Sq Ft
Ground Floor	426.14	4,587
First Floor	69.11	744
<b>Total</b>	<b>495.26</b>	<b>5,331</b>

## Site Area

Subject Property (Red Line Boundary): 0.25 acres

Further information available upon request in respect of additional land within blue and green lined boundary.



## Location

The property is located on Haydock Lane, a prominent and well-established industrial area in Haydock, St Helens. The area benefits from excellent connectivity, being adjacent to the A580 East Lancashire Road and approximately 0.5 miles from Junction 23 of the M6 motorway, providing direct access to the regional and national motorway network.

The location is strategically positioned approximately equidistant between Manchester and Liverpool, and approx. 4 miles north of Warrington.

## EPC

'C-51'. A full copy of the EPC is available upon request.

## Tenure

Held Freehold under Land Registry Title Number MS91822.

Further information available upon request in respect of additional land referred to.

## Business Rates

£45,000 (2026 Rating List)

## Guide Price

£600,000

We understand the Property is not opted to tax.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

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