

Unit 2, The Willows Haydock

Wilcock Road, Haydock
WA11 9SG

Warehouse Available to let
45,678 sq ft



Can accommodate up to 6,684 pallets

Warehouse

45,678 sq ft



Level access
loading doors



Large secure
yard



Close to
M6 J23 & A580



10m eaves



Fully sprinklered



Two storey integral
office accommodation



LED lighting



Refurbished



KVA (200kVA)



Can accommodate
up to 6,684 pallets

Modern semi - detached distribution/ production facility with the benefit of 3 loading doors to the front and 1 to the rear. Externally, the property benefits from a large secure yard and a loading canopy to the front. Internally, the property features an open plan layout in the warehouse and benefits from LED lighting, two storey office accommodation & three phase electricity.

Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Unit 2	Warehouse	45,678	Immediately
Total		45,678	







Location



Haydock is strategically located at the centre of the North West and is now one of the premier industrial and distribution locations due to its connectivity. Major occupiers in the area include Sainsbury's, Law Distribution Ltd, Booker, Movianto and Costco. Boston Park is situated in the heart of the Haydock industrial area.

Travel times

Cities

Liverpool 16 miles

Manchester 22 miles

Leeds 60 miles

By Train

Liverpool Lime Street 24 miles

Manchester Piccadilly 22 miles

By Air

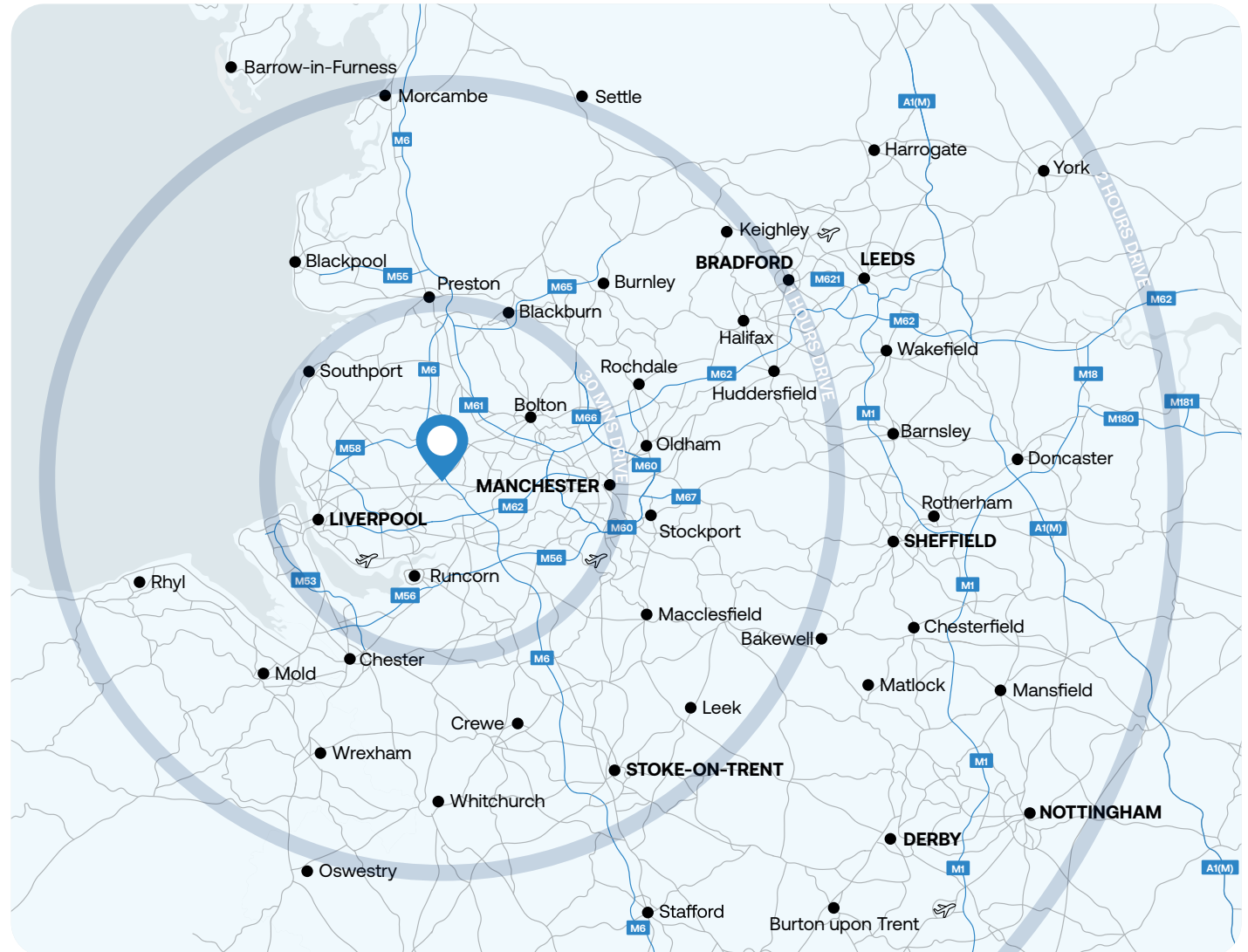
Liverpool John Lennon Airport 20 miles

Manchester Airport 22 miles

Motorways

M6 1 mile

M62 6 miles



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[Book a viewing](#)

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Further information:

EPC
EPC is payable upon request.

Terms
Available on new full repairing
and insuring leases.

VAT
VAT will be payable where
applicable.

Legal Costs
All parties will be responsible
for their own legal costs
incurred in the transaction.

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