



**BOSTON
PARK**

UNIT 3, THE WILLOWS
BOSTON PARK,
WILCOCK ROAD,
HAYDOCK WA11 9SR



TO LET

REFURBISHED MODERN INDUSTRIAL WAREHOUSE UNIT

28,340 SQ FT (2,633 SQ M)



**SECURE
YARD**



**2 STOREY
OFFICES**



**SECURE
PARKING**



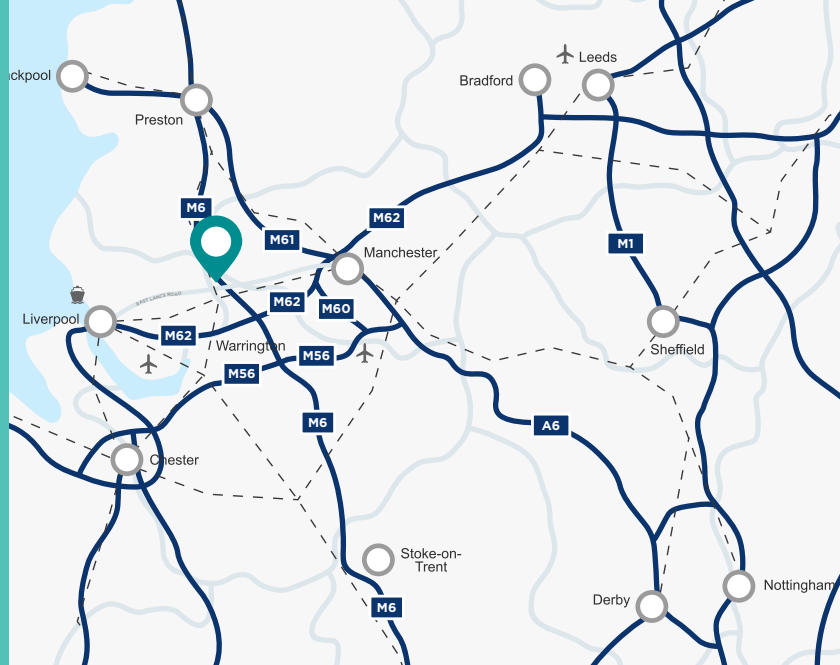
**LESS THAN 1
MILE TO J23 M6**



LOCATION

THE PROPERTY IS LOCATED WITHIN THE ESTABLISHED BOSTON PARK INDUSTRIAL ESTATE, STRATEGICALLY LOCATED ADJACENT TO THE A580 EAST LANCASHIRE ROAD AND WITHIN 1 MILE OF THE M6 AT JUNCTION 23.

HAYDOCK IS A RECOGNISED LOCATION FOR DISTRIBUTION FACILITIES IN THE NORTH WEST BEING EQUIDISTANCE BETWEEN MANCHESTER AND LIVERPOOL AND BENEFITTING FROM EXCELLENT TRANSPORT NETWORKS THROUGHOUT THE REGION. OCCUPIERS IN THE AREA INCLUDE AIMIA FOODS, RHYS DAVIS, MICHELDEVER, RENTOKIL AND BRIGGS EQUIPMENT.



DESCRIPTION

BOSTON PARK COMPRISES A LARGE, MULTI-LET INDUSTRIAL ESTATE WITHIN AN ESTABLISHED COMMERCIAL / INDUSTRIAL LOCATION. UNIT 3, THE WILLOWS IS TO BE FULLY REFURBISHED AND WILL BENEFIT FROM THE FOLLOWING SPECIFICATION:

- **STEEL PORTAL FRAME**
- **CONCRETE FLOOR**
- **4 x LEVEL ACCESS LOADING DOORS**
- **STEEL PROFILE CLAD**
- **TWO STOREY OFFICES INCLUDING WELFARE AREAS**
- **SELF-CONTAINED SECURE LOADING YARD AND A SEPERATE CAR PARK**
- **SODIUM HIGH BAY LIGHTING**
- **ALL MAIN SERVICES CONNECTED**
- **EAVES HEIGHT OF 5-7 METRES**

ACCOMMODATION

FLOOR AREAS ARE AS FOLLOWS:

WAREHOUSE	22,253 SQ FT	2,067 SQ M
GF OFFICES / AMENITIES	3,174 SQ FT	295 SQ M
FF OFFICES / AMENITIES	2,913 SQ FT	271 SQ M
TOTAL GIA	28,340 SQ FT	2,633 SQ M



RENT

ON APPLICATION.

VAT

VAT WILL BE PAYABLE WHERE APPLICABLE.

LEGAL COSTS

ALL PARTIES WILL BE RESPONSIBLE FOR THEIR OWN LEGAL COSTS INCURRED IN THE TRANSACTION.

TERMS

THE UNIT IS AVAILABLE ON A NEW FRI LEASE FOR A TERM TO BE AGREED.

VIEWING / FURTHER INFORMATION

PLEASE CONTACT THE JOINT AGENTS:



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