

MILLFIELD BUSINESS PARK

TO LET

FULLY REFURBISHED
HYBRID OFFICE/ LIGHT
INDUSTRIAL WORKSPACE

3,337 SQ FT
(310 SQ M)

Millfield Lane,
Haydock Industrial Estate,
WA11 9UT



- Suitable for Office, Trade Counter, Light Assembly or hybrid workshop use

- Potential Food Counter / Cafe use (subject to planning)

- Excellent location to serve surrounding Industrial Estate & beyond

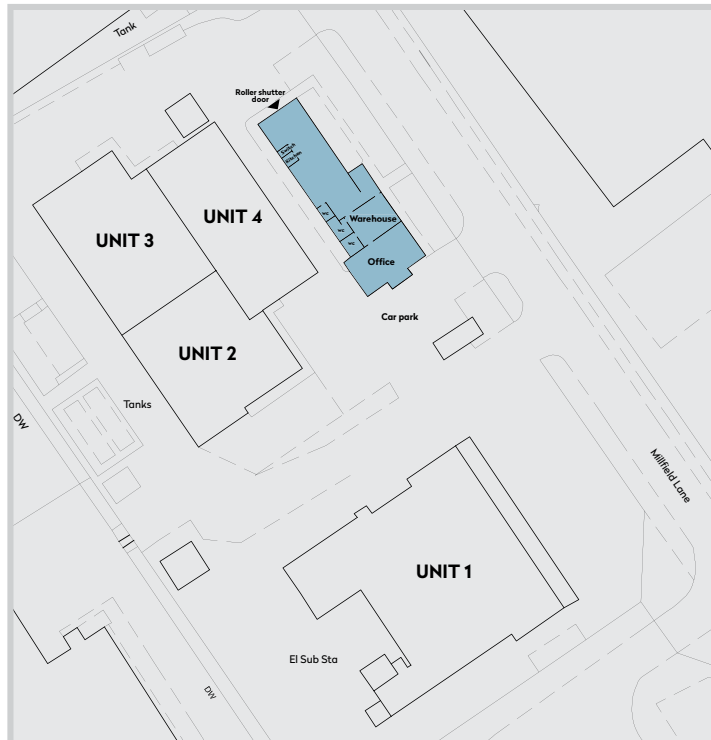


DESCRIPTION

The Estate provides a variety of flexible accommodation and is generally fully let, with only this refurbished office/ hybrid workspace unit currently available.

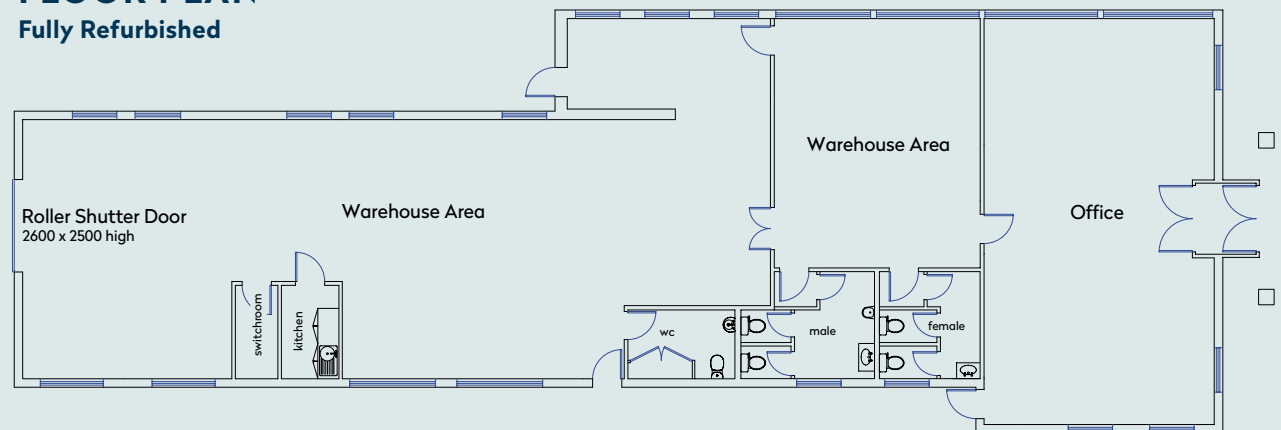
- Fully refurbished
- 3 Phase power supply
- Male/Female & disabled wc facilities
- Kitchen/tea point
- Parking to front of premises
- Excellent location

Self-contained offices / light industrial premises comprising 3,337 sq ft (310 sq m) are available to suit an occupiers requirements. Available to let on a new lease for a term of years to be agreed.



FLOOR PLAN

Fully Refurbished



3,337 SQ FT
(310 SQ M)



LOCATION

The Unit is situated on Millfield Lane which links Directly to the A580 East Lancs close to its intersection with the M6 motorway at Junction 23, and within 5 miles of the M6/ M62 intersection, therefore being easily accessible to the regional and national motorway network.

Millfield Lane is one of the main routes through the estate.

Haydock is one of the premier industrial locations in the north-west, strategically located mid-way between Manchester and Liverpool. Haydock Industrial Estate is an established industrial location, the estate major occupiers, including Costco, Sainsbury's, Booker, The Book People and Palmer & Harvey.

EASILY ACCESSIBLE TO THE REGIONAL AND NATIONAL MOTORWAY NETWORK



DRIVE TIMES

M6 Junction 23	2 mins	1 mile
Warrington	18 mins	9 miles
Manchester	25 mins	19 mile
Liverpool	30 mins	15 miles
Port of Liverpool/ Docks	30 mins	14 miles
Liverpool Airport	31 mins	16 miles
Manchester Airport	26 mins	22 miles



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TERMS/RENT

On application.

EPC

A copy of the EPC is
available upon request.

FURTHER INFORMATION

Please contact the sole agents for further information and viewing arrangements.

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