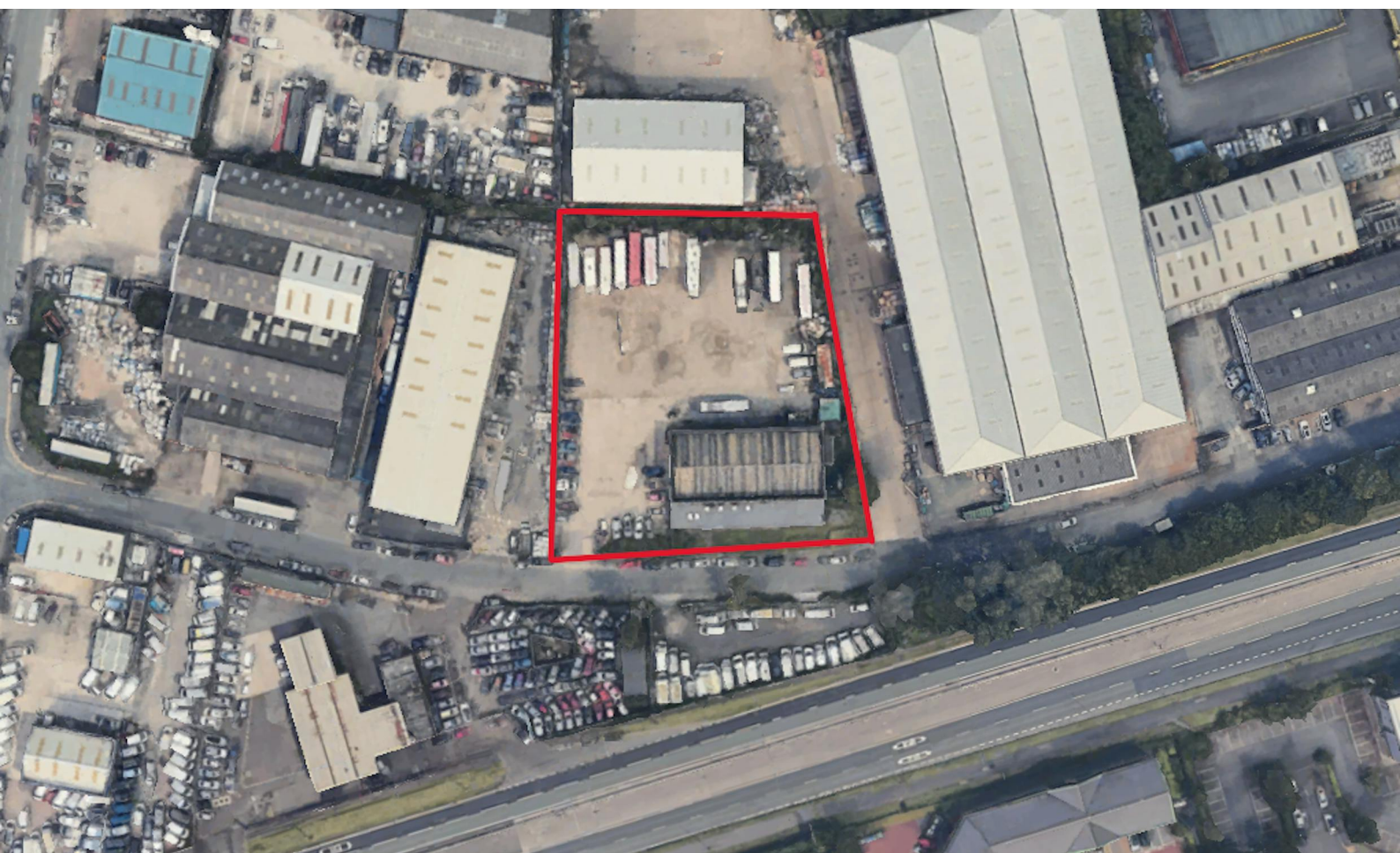




North Florida Road, Haydock Industrial Estate, St. Helens, WA11 9TP

Warehouse & Office With Large Yard

Summary

Tenure	To Let
Available Size	7,432 sq ft / 690.46 sq m
Rent	£95,000 per annum
Rates Payable	£33,577.50 per annum
Rateable Value	£60,500
EPC Rating	Upon enquiry

Key Points

- Established Industrial Location
- Large Enclosed Yard
- 16.7% Site Coverage
- Visible to A580 East Lincs
- 1.5 Miles From M6 Mway
- Excellent Transport Links
- 1.1 Acre Site
- Rarely Available

Location

The property is situated within an established, popular and easily accessible industrial/warehousing location.

The property is located close to the eastbound access point to the East Lancs Road, with access to the west bound section via Haydock Industrial Estate.

Junction 23 of the M6 Motorway is within 1 mile.

Description

We are delighted to bring to the rental market this substantial open yard with detached steel frame workshop/warehouse unit, which has a single storey office section already in situ, with W/C and kitchen facilities within.

There is a large yard that spans over 1.1 acres total, which is part concrete, part hardcore that is fenced and gated.

The property has a very low site coverage of just 16.7% and as such is rarely available on the open market, demand will be high.

The property is available with effective from 1st October 2026.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Availability
Unit	Workshops	5,422	Available
1st	Office	2,010	Available
Total		7,432	

Rental

£95,000 Per Annum plus VAT.

Services

All mains services are connected.

The offices are centrally heated.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Basis for a minimum 5 year term, with upward only rent reviews at 3 yearly intervals.

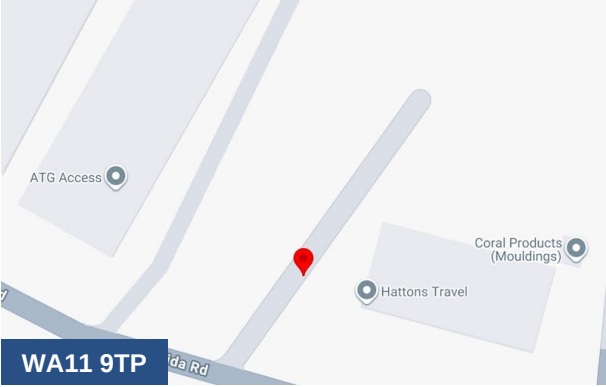
VAT

VAT is applicable to the above rental price.

Rates

Rateable Value: £60,500.

Rates Payable: £33,577.50.



Viewing & Further Information



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