

to let

First Floor Office Suites

69.8 m² (751 ft²)



Office Suites
Tyrone House Business Centre
Haydock Lane
Haydock
WA11 9UY

- On-Site Café
- Good Transport Links
- First Floor Office Suites

MORGANWILLIAMS.com

01925 414909

Location

Tyrone house is located within Haydock Industrial Estate, occupying a prominent position on Haydock Lane.

The A580 East Lancashire Road runs adjacent to the estate providing connections to Warrington, Liverpool and Manchester.

Junction 23 of the M6 Motorway is just over 1.5 miles to the east, approximately 5 minutes by car.

Description

The space currently available comprises four first floor office rooms accessed from a central corridor as indicated outlined in red on the floor plan on page three of this brochure.

There are communal WC facilities available.

To the ground floor is "Feed Your Soul" café is providing on site catering facilities.

There is on-site car parking available.

Accommodation

IPMS 3—Offices

Room 7	16.2 m ²	174 ft ²
Room 8	21.6 m ²	232 ft ²
Room 9	12.8 m ²	138 ft ²
Room 10	19.2 m ²	207 ft ²
Total	69.8 m²	751 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £5,000.
Payable 2020/21: £2,495.

Qualifying Tenants may be eligible for a discount on the Business Rates on this premises. Interested parties should make enquiries to the Local Authority to confirm their eligibility.

Lease Terms

Available by way of a new Tenants Internal Repairing and Insuring Basis.

Rental

£6,000 per annum (£500 per month).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

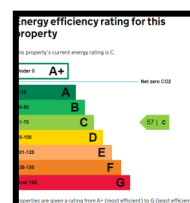
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC Score Band C—57



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- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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