

Unit 2 Bahama Road, Haydock Industrial  
Estate, Haydock, St Helens WA11 9XB

to let

Industrial warehouse  
1,249.00 SQM (13,445 SQFT)



£rent on application

- Open plan warehouse facility
- Excellent location close to the A580 East Lancashire Road
- Secure site
- Service yard
- Flexible and short term agreements available

**PARKINSON**  
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

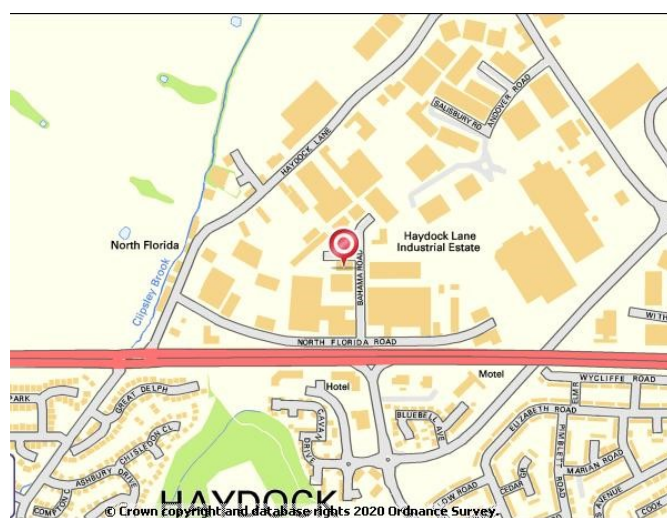
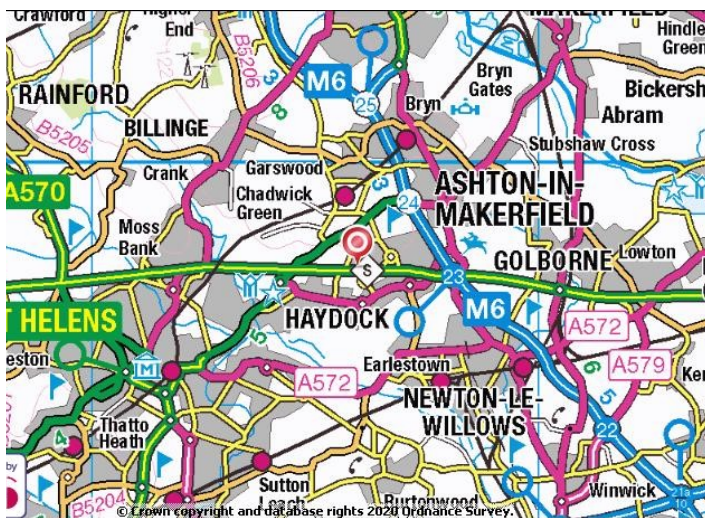
01942 741800



**RICS**

the mark of  
property  
professionalism  
worldwide

[www.parkinsonre.com](http://www.parkinsonre.com)



## Location

The subject property is located on the Haydock Industrial Estate adjacent to the A580 East Lancashire Road, approximately 1 mile west of Junction 23 of the M6 motorway. Other occupiers in proximity are of an industrial, manufacturing and warehousing nature and the area is a well recognised trade location.

## Description

The premises provides for a regular shaped clear span warehouse which offers good open plan warehousing space which is accessed via 2 roller shutter doors that lead from the communal yard space. The warehouse benefits a minimum eaves height of 5.1m increasing to 7.8m to the apex and benefits good natural lighting via a high ratio of clear roof light panels. The property benefits use of WC facilities within a communal block whilst attached, and for the sole use of the main warehouse, is a staff room/office/canteen area. The warehouse sits within a secure gated environment with a number of other occupiers and yard space is communal. However, some trailer parking and car parking may be available within any negotiations. In addition to the warehousing facility within the administrative block of the site, a number of offices are also available for lease on a serviced basis. These offices are considered ideal for the occupier of the warehouse space to carry out some administrative function on site but equally could well be lease in isolation of the warehouse if an interested party only required office space and not warehousing.

## Services

We understand mains services are connected to include mains water, drainage and electric.

## Accommodation

The property benefits the following approximate accommodation

	SQM	SQ FT
Warehouse	1,249	13,445
Office	78.32	843

## Rating

The available elements form part of a larger site that attracts a rateable value for the whole. Therefore, an apportionment of the liability arising will be provided to the space that is leased.

## Terms

The property is available either on short term lease options where an all inclusive rental figure can be provided or alternatively the premises can be let on more traditional lease terms whereby a rental and term are negotiated and a service charge levy raised for provision of communal services, business rates and security. Further details available upon application.

## Rental

For further information and a guide on likely rental and service charge costs please enquire to the agents.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.

## Legal costs

Upon agreeing terms each party will be responsible for their own costs incurred in any transaction. However, an undertaking or deposit from any prospective lessee will be required prior to the release of any legal documentation

## EPC

The property is currently considered exempt from Energy Performance requirements and further information can be provided if necessary.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Updated Sept 2020

Ref: AG0512.1

**PARKINSON**  
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)

### Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



**RICS**

the mark of  
property  
professionalism  
worldwide