

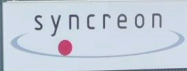
Mileway

BP71

Haydock

Available to Let
Warehouse

71,222 sq ft (6,617 sq m)



10 m clear height



Built to BREAM Excellent



Dock & Level Access Loading



2 large secure self-contained yards



Two Storey Integral Offices

BP71

Pye Close Haydock WA11 9SQ



Description

Brand new detached distribution/production facility with the benefit of 2 level access loading doors and 2 dock level loading doors to one elevation, 2 level access loading doors and 1 dock level loading door to the other elevation.

The warehouse has a loading canopy and 10% translucent roof lights. The unit has high spec two story offices; double glazing, LG7 lighting, gas fired central heating, energy efficient lighting and kitchen area.

Location

Haydock is strategically located at the centre of the North West and is now one of the premier industrial and distribution locations due to its connectivity. Major occupiers in the area include Sainsbury's, Law Distribution Ltd, Booker, Movianto and Costco.

Boston Park is situated in the heart of the Haydock industrial area.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

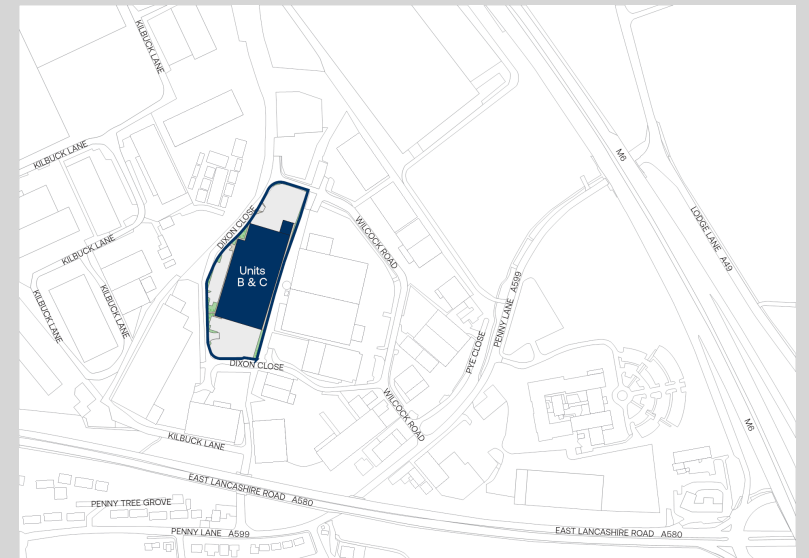
Please contact:

Mileway
Ronan Evans
 northwest@mileway.com
 01925 358160

B8 Real Estate
Thomas Marriott
 thomas@b8re.com
 07769 250 494

JLL
Ruth Leighton
 ruth.leighton@jll.com
 07716 077 324

B8 Real Estate
Alex Perratt
 alex@b8re.com
 07951277612



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit B/C	Warehouse	71,222	6,617	Immediately
Total		71,222	6,617	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.