

# Boston Park Haydock

Available to Let  
Warehouse  
12,520 sq ft (1,163 sq m)



Internal refurbishment



Secure yard



LED lighting



Three-phase electricity



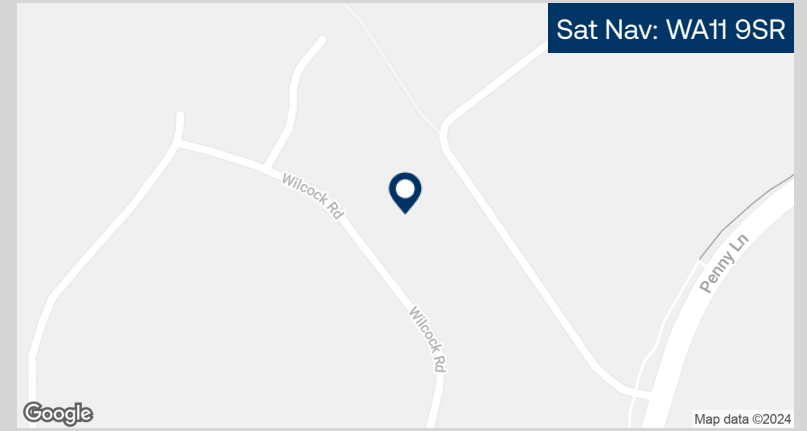
On-site Parking



Two storey offices

# Boston Park

Wilcock Road, Haydock, WA11 9UR



## Description

The property is of a steel portal frame construction with steel profile clad elevations. The unit has recently undergone a high quality internal refurbishment, benefiting from two storey offices, LED lighting, three-phase electricity and a secure yard with on-site parking.

The local area has a number of high profile occupiers including Sainsbury's and PHS Group.

## Location

The property is located on an established trading estate in Haydock, 0.5 miles from the M6 motorway and under 1 mile from the A580 (East Lancashire Road). The estate is strategically positioned 15 miles from both Manchester Liverpool with Haydock Race Course and town centre facilities again only a short distance.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 5, OBTE	Warehouse	12,520	1,163	Immediately
<b>Total</b>		<b>12,520</b>	<b>1,163</b>	

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