



TO LET

Industrial/Warehouse Units

**HAYDOCK
INDUSTRIAL
ESTATE**

Haydock Lane,
Haydock
WA11 9XQ

**UNITS FROM 3,654 SQ FT
TO 27,565 SQ FT**

LOCATION

Haydock Industrial Estate is strategically located within the heart of the Haydock Industrial area and is accessible via the A580 East Lancashire Road which is within 1 mile of Junction 23 of the M6.

Haydock is a recognised location for distribution facilities in the North West and neighbouring occupiers include Sainsbury's, Booker Belmont and Costco.





SPECIFICATION

Specifications include:

- Steel portal frame construction with part brick and metal clad elevations
- Minimum height to underneath eaves of 4.9m
- External shared / private service yards
- New insulated roofs for some units
- Mixture of allocated and common car parking

ACCOMMODATION

Unit	Area (Sq ft)	Area (Sq m)
6	8,898	827
8	27,565	2,561
26	9,076	843
30	3,654	339

FURTHER INFORMATION

EPC

Available on request from the agents.

SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the Local Authority. For further information contact St Helens Council.

CONTACT

For further information or to arrange a viewing, please contact one of the retained letting agents:



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DESIGNED BY: BLAZE 0161 387 7252

