

Alexander House - Empress Park St Helens

Available to Let
Warehouse



Trade Counter location



Undergoing refurbishment



LED Lighting



High quality office content

Location and Amenities



Empress Park, Haydock

Empress Building, Penny Lane, Haydock, St Helens WA11 9 St Helens WA11 9TF



Description

A modern detached trade counter unit available on the well established Boston Trading Estate. The unit is currently undergoing a refurbishment and benefits from LED lighting, high quality office content, three-phase electricity, onsite parking and a 3,730 sq ft workshop/storage area.

Location

The unit is located on the Old Boston Trading Estate, 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 are within a short distance. The local area offers a number of high profile occupiers including Screwfix & Howdens.

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.

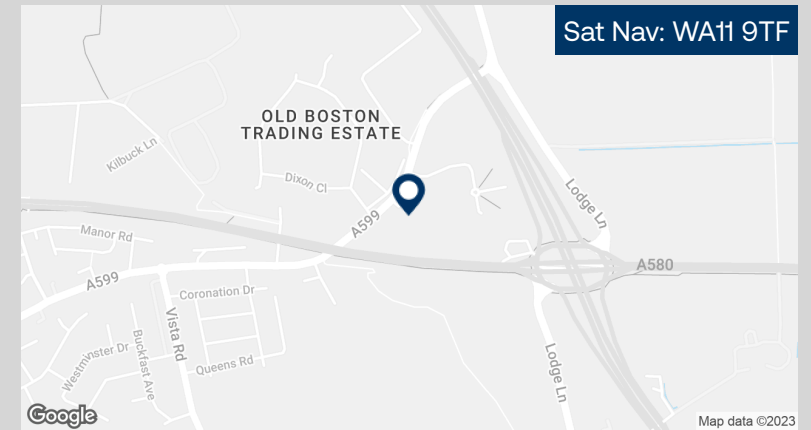
Viewing / Further Information

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



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Alexander House	Warehouse	6,774	629.3	Immediately
Total		6,774	629.3	

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