

# **Ardale House**

#### Haydock Lane, Haydock, WA11 9WE



### Description

A single storey detached industrial warehouse premises benefitting from a steel portal frame construction, secure yard and two storey high quality offices. The building is situated just off junction 23 of the M6 and benefits from LED Lighting, three phase electricity, 7 loading doors and 250kva power supply, at £3.95 per square foot.

### Location

Haydock Point is situated in a highly prominent position adjacent to the A580 and Junction 23 of the M6 Motorway. Equidistant between Manchester and Liverpool and approximately 4 miles North of Warrington.

The road is half a mile to J23 of M6 with the nearest railway station being only 11/2 miles away. Liverpool John Lennon or Manchester International Airport are both 30 minutes away.



VAT

applicable.

EPC
EPC is available upon request.

Terms

## Legal Costs

VAT will be payable where

Available on new full repairing and insuring leases.

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

## Viewing / Further Information

Please contact:

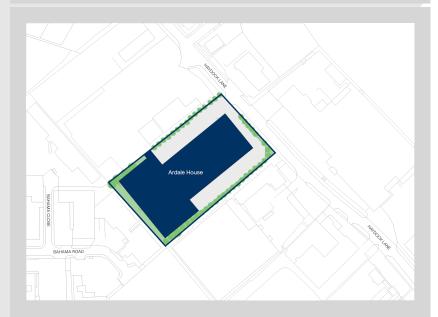
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Haydock point	Warehouse	55,699	5,175	Immediately	£3.95 psf
Total		55,699	5,175		

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