

Mileway

Boston Park Haydock

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



Internal refurbishment



Secure yard



LED lighting



Three-phase electricity



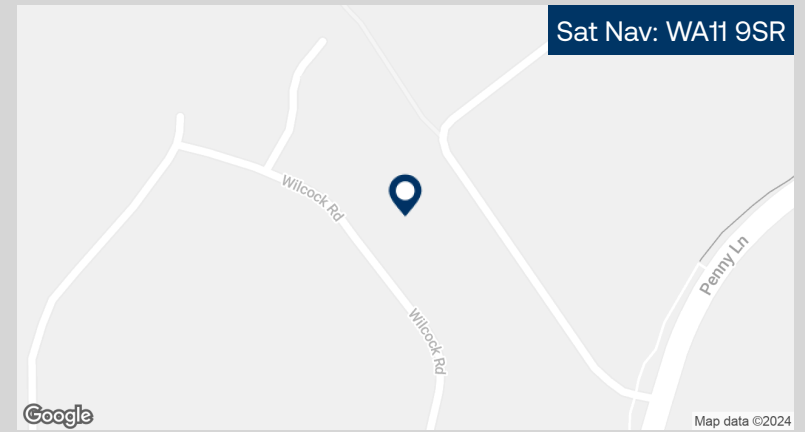
On-site Parking



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
Total		12,520	1,163	

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