

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

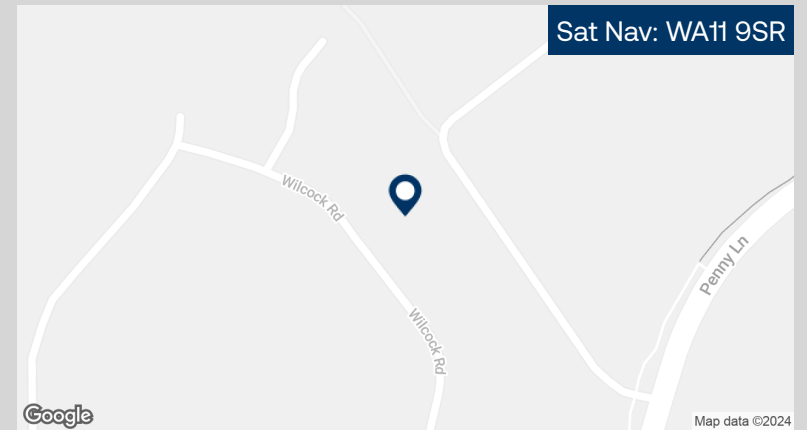
Please contact:

Mileway
 Ronan Evans
 northwest@mileway.com
 01925 358160

JLL
 James Forshaw
 James.Forshaw@jll.com
 07714 693848

JLL
 Ruth Leighton
 ruth.leighton@jll.com
 07716 077 324

B8 Real Estate
 Thomas Marriott
 thomas@b8re.com
 07769 250 494



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	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.