

Mileway

BP71 Haydock

Available to Let
Warehouse
71,222 sq ft (6,617 sq m)



10 m clear height



Built to BREAM Excellent



Dock & Level Access Loading



2 large secure self-contained yards



Two Storey Integral Offices

BP71

Pye Close Haydock WA11 9SQ



Description

Brand new detached distribution/production facility with the benefit of 2 level access loading doors and 2 dock level loading doors. The warehouse has a loading canopy and 10% translucent roof lights. The unit has high spec two story offices; double glazing, LG7 lighting, gas fired central heating, energy efficient lighting and kitchen area.

Location

Haydock is strategically located at the centre of the North West and is now one of the premier industrial and distribution locations due to its connectivity. Major occupiers in the area include Sainsbury's, Law Distribution Ltd, Booker, Movianto and Costco.

Boston Park is situated in the heart of the Haydock industrial area.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

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VAT

VAT will be payable where applicable.

Legal Costs

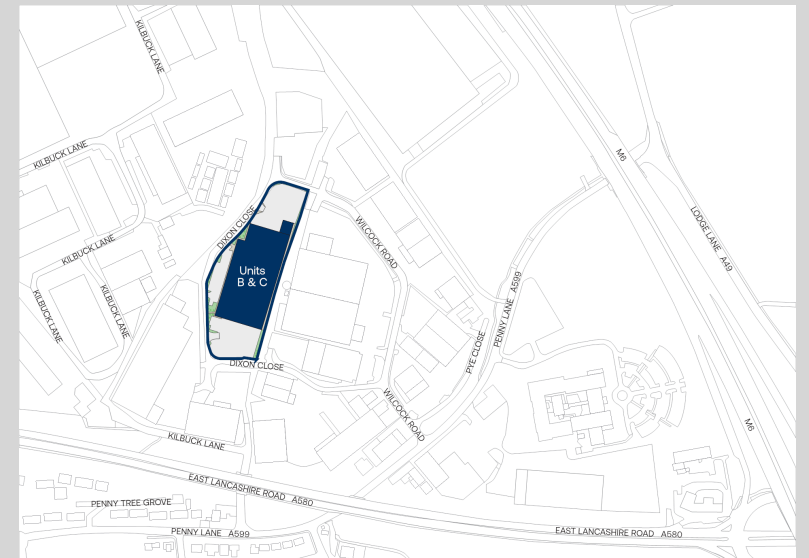
All parties will be responsible for their own legal costs incurred in the transaction.

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit B/C	Warehouse	71,222	6,617	Immediately
Total		71,222	6,617	

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