iBOX

HAYDOCK INDUSTRIAL ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
6,810 SQ FT (633 SQ M)

Haydock Lane, Haydock • WA11 9XQ

UNIT 27



LOCATION

Haydock Industrial Estate is strategically located within the heart of the Haydock Industrial area and is accessible via the A580 East Lancashire Road which is within 1 mile of Junction 23 of the M6.

Haydock is a recognised location for distribution facilities in the North West and neighbouring occupiers include Sainsbury's, Booker Belmont, Costco, Amazon and Kelloggs





View on Google Maps



SPECIFICATION

- Fully refurbished
- Fitted offices
- Electric roller shutter loading door
- LED lighting throughout
- Ample service yard and parking
- Eaves height of 4.9m

DESCRIPTION

Unit 27 is a 6,810 sq ft semi-detached industrial unit of steel portal frame construction with part brick and metal clad elevations. The unit has recently benefited from comprehensive refurbishment works, including recoating of the main roofs, replacement of the flat roofs, and a full modernisation of the internal space. Upgrades also include LED lighting throughout, providing a high-quality, contemporary industrial specification.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 2018 to provide the below Gross Internal Area:

AREA	SQ FT	SQ M
Warehouse	5,989	556
Office	821	76
Total	6,810	633





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Contact landlord direct:

Sarah Lindsay
07780 483 282
sarah@4thindustrial.com

iboxproperty.com

BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the Local Authority. For further information contact St Helens Council.

RENT

On application.

SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

EPC

EPC Rating B.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

CBRE
+44 (0)161 455 7666
www.cbre.co.uk

Will Clark
will.clark1@cbre.com
07436 796156

Henry Farr
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