Empress Park

Empress Building, Penny Lane, Haydock. WA11 9TF

Warehouse | 13,152 ft²

- Trade Counter location
- LED lighting
- High quality office content
- Three Phase Electricity
- On site parking
- Comprehensively refurbished

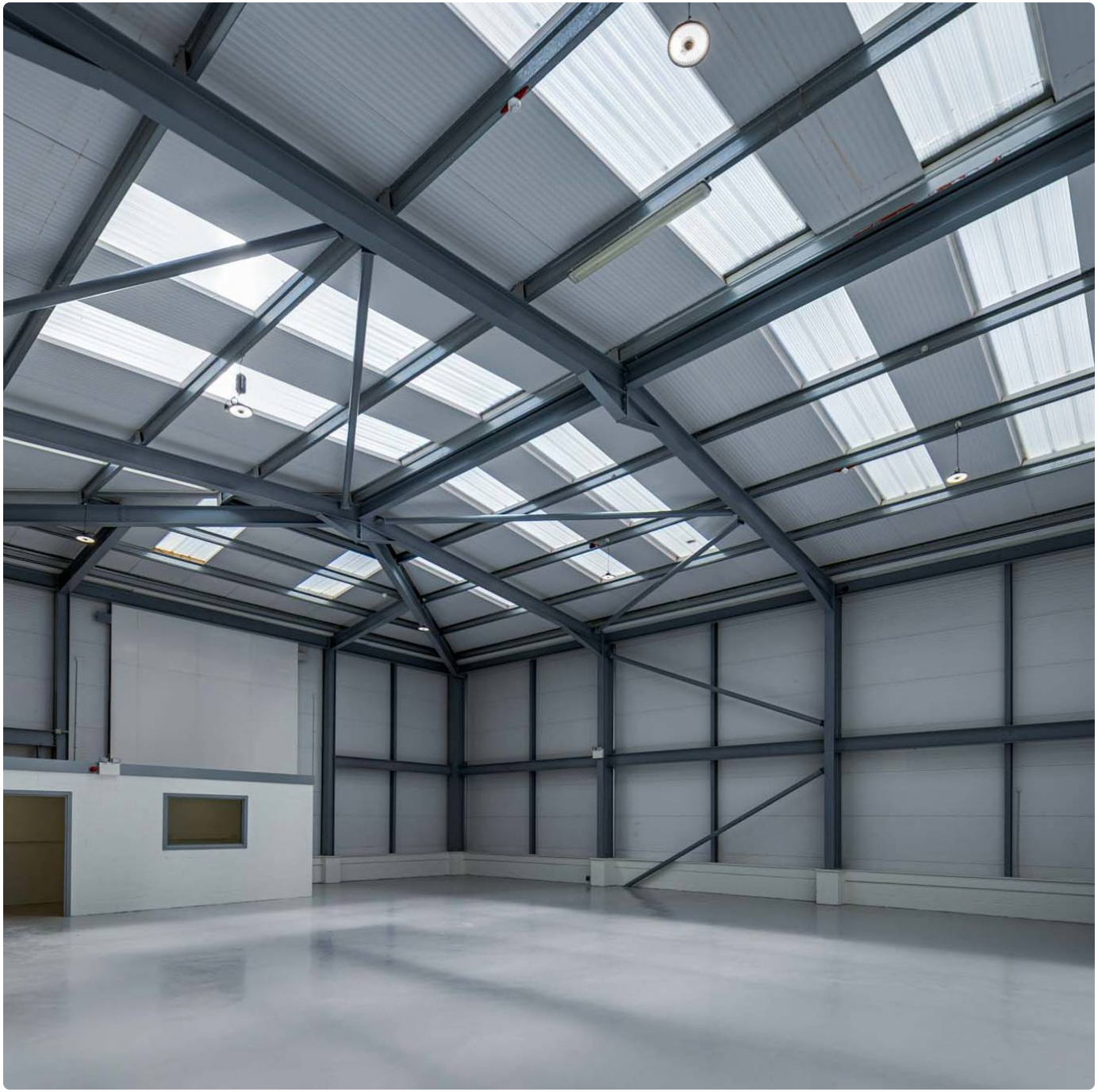


Location & Connections

The unit is located on the Old Boston Trading Estate, 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 are within a short distance. The local area offers a number of high profile occupiers including Screwfix & Howdens.









Description

A modern semi-detached distribution/trade counter unit available on the well-established Boston Trading Estate.

The unit has been comprehensively refurbished, with the space now benefitting from LED lighting, CAT-A office content, three-phase electricity, onsite parking, a large secure yard, and a 46% office to warehouse ratio.

The unit is well positioned to become the new base for an SME business in need of high-quality offices and storage facilities.

Further information

EPC
Unit 100a: B,

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 100a	Warehouse	13,152	Immediately	12,604
Total		13,152		

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