iBOX

HAYDOCK INDUSTRIAL ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNITS
9,665 - 21,846 SQ FT (898 - 2,030 SQ M)

Haydock Lane, Haydock • WA11 9UY

UNITS 1-4



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

- Eaves of 4.9m
- Ample service yard and parking
- Air-conditioned offices
- Secure gated entrance
- Electric roller shutter loading door
- LED lighting throughout

DESCRIPTION

Units 1-4 comprise two detached industrial units of steel portal frame construction with part brick and metal clad elevations. Units 1&2 and 3&4 are neighbouring industrial units which can be occupied individually or combined to provide up to 21,846 sq ft of accommodation. The units are currently undergoing comprehensive refurbishment works, including recoating of the main roofs, replacement of the flat roofs, and a full modernisation of the internal space. Upgrades will include air-conditioned offices and 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:

UNIT	SQ FT	SQ M
1 & 2	9,665	898
3 & 4	12,181	1,132
Total	21,846	2,030



* CGI for indicative purposes only



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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

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

James Flanagan
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07345 010247

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