

**TO LET**

**Haydock Industrial Estate  
Millfield Lane  
Haydock  
WA11 9XQ**

**Units from 3,000 -  
30,000 sq ft  
(279 - 2,787 sq m)**

Strategically  
located industrial/  
trade counter units

Recognised location for  
major distribution facilities  
and regional depots  
in the North West

Excellent access to 4 motorways

Units 5/6/7 available to purchase - rare  
freehold opportunity for occupiers



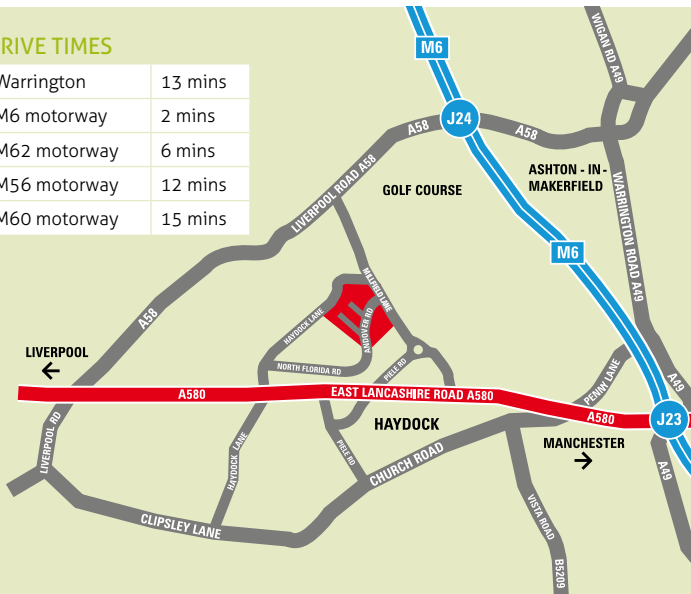
Haydock Industrial Estate is strategically located within the heart of the Haydock Industrial area and is accessible via the A580 East Lancashire Road which is within 1 mile of Junction 23 of the M6.

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



#### DRIVE TIMES

Warrington	13 mins
M6 motorway	2 mins
M62 motorway	6 mins
M56 motorway	12 mins
M60 motorway	15 mins



#### DESCRIPTION

Haydock Industrial Estate was built in the 1970s and has subsequently been refurbished to provide an estate extending to 250,000 sq ft, comprising 32 industrial / warehouse units with potential for trade counter use.

#### SPECIFICATION

The locally managed units range from 3,000 to 30,000 sq ft and offer a range of specifications including:

- Steel portal frame construction with part brick and metal clad elevations
- Minimum height to underneath eaves of 4.9m
- External shared / private service yards
- New insulated roofs for some units
- Mixture of allocated and common car parking

#### SERVICE CHARGE

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

#### BUSINESS RATES

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

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
DH/B8/CBRE Hollister HD2225 03/2020

#### ACCOMMODATION

Unit	Sq ft	Sq m
5	10,094	937
6/7	17,796	1,653
23	3,662	340
27	6,815	633
28	3,736	347
29	3,779	351
30	3,654	339

#### TERMS

Units are available to let on new FRI leases for a term to be agreed. Units 5/6/7 are also available to purchase, either separately or as a whole.

#### VAT

All figures quoted are exclusive of VAT at the current prevailing rate.

#### VIEWING

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



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