

PROMINENT NEW BUILD INDUSTRIAL UNIT TO LET

HAYDOCK 60

Haydock Industrial Estate
Millfield Lane
Haydock
WA11 9XQ

62,516 sq ft
(5,808 sq m)

Site 3.00 acres

haydock60.co.uk

- Detached new build industrial unit
- 12m eaves height
- Dedicated 55m deep service yard
- Minutes from Jn 23 M6 and A580 (East Lancashire Road)
- 2 dock levellers, 3 level access doors
- 60 car parking spaces
- 3-phase electric power 750 kVA
- B1, B2 & B8 use classes



LOCATION

Haydock Industrial Estate is strategically located within the heart of the Haydock industrial area, accessible via the A580 East Lancashire Road, which is within 1 mile of Junction 23 of the M6. In addition, the intersection of the M6 and M62 motorways is within 5 miles.

Haydock is a recognised location for distribution facilities in the North West; neighbouring occupiers include Booker Belmont, the Book People and Costco.



DRIVE TIMES

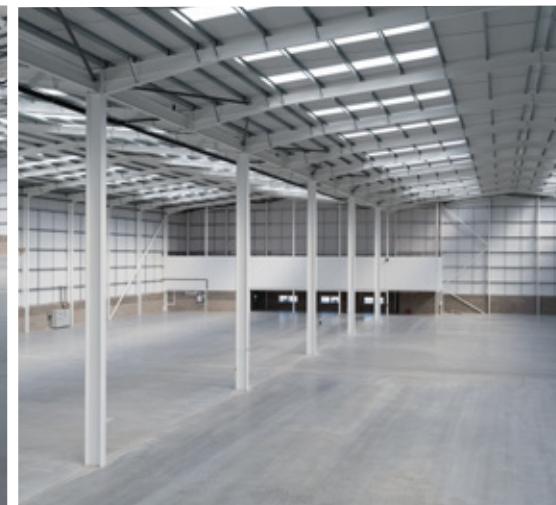
	Distance (Miles)	Distance (Mins)
LIVERPOOL PORT	15	33
LIVERPOOL JOHN LENNON AIRPORT	17	34
MANCHESTER	21	30
M6 MOTORWAY	1	2
M62 MOTORWAY	5	6

ACCOMMODATION

GIA	sq ft	sq m
Ground floor warehouse	59,072	5,488
Ground floor office and staircase	915	85
First floor offices	2,529	235
Total	62,516	5,808

SPECIFICATION

- 3,000 sq ft of first floor offices with WCs and kitchenette
- Ground floor corporate reception area
- 12m eaves height (to underside of haunch)
- 2 dock levellers, 3 level access doors
- B1, B2 & B8 use classes
- Parking for 60 vehicles, 6m turning circle, 28m turning circle for yard vehicles
- 50 kN/m² floor loading
- 3-phase electric power 750 kVA
- Racking layout available - see haydock60.co.uk



TERMS

Available on a leasehold basis, on terms to be agreed; a long leasehold sale may be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

The building has an EPC rating of A19.

VAT

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

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VIEWING

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



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MARKETING

