



TO LET

Industrial / Warehouse Units

HAYDOCK INDUSTRIAL ESTATE

Haydock Lane,
Haydock
WA11 9XQ

NEWLY REFURBISHED
UNITS FROM
3,654 - 27,953 SQ FT

M7

Real Estate

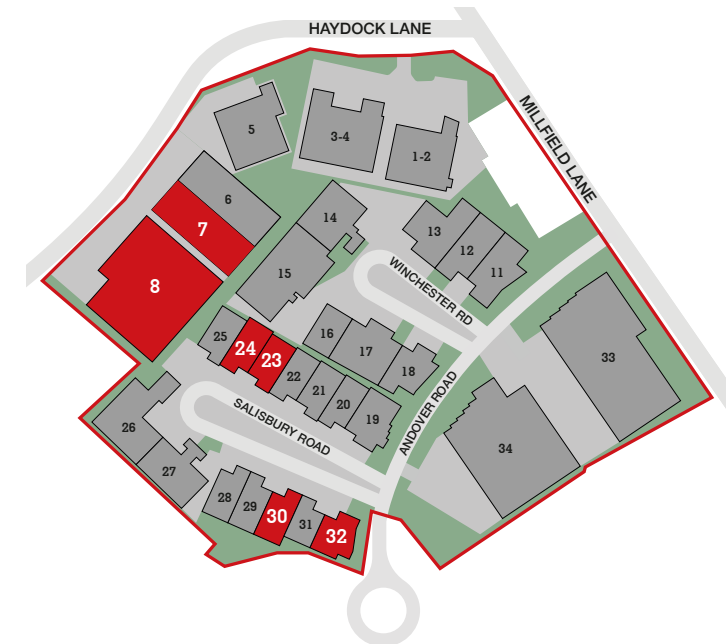
AN M7 INVESTMENT GROUP COMPANY

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 Kellogg's.





SPECIFICATION

- All units are newly refurbished
- Steel portal frame construction with part brick and metal clad elevations
- Eaves of 4.9m
- External shared / private service yards
- Mixture of allocated and common car parking

ACCOMMODATION

Unit	Area (Sq Ft)	Area (Sq M)
7	8,941	831
8	27,953	2,597
23	3,808	354
24	3,743	348
30	3,654	339
32	3,919	368





FURTHER INFORMATION

EPC

Available on request from the agents.

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.

CONTACT

For further information or to arrange a viewing, please contact one of the retained letting agents.

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