



**TO LET - Refurbished Modern  
Industrial Warehouse Unit**

**28,385 SQ FT (2,637 SQ M)**



- Modern industrial warehouse accommodation with secure yard
- Two storey offices and welfare areas
- Self-contained secure loading yard and parking
- Less than 1 mile to J23 M6



**SAT NAV:**  
WA11 9SR



## LOCATION

The property is located within the established Boston Park Industrial Estate, strategically located adjacent to the A580 East Lancashire Road and within 1 mile of the M6 at junction 23.

Haydock is a recognised location for distribution facilities in the North West being equidistant between Manchester and Liverpool and benefitting from excellent transport networks throughout the region. Occupiers in the area include Aimia Foods, Rhys Davis, Micheldever, Rentokil and Briggs Equipment.

## UNIT 2 28,385 sq ft



## DESCRIPTION

Boston Park comprises a large multi-let industrial estate within an established commercial/industrial location. Unit 2 is to be fully refurbished and will benefit from the following specification:

- Steel portal frame
- Concrete floor
- 2x level loading doors
- Steel profile clad
- Two storey offices and welfare areas
- Self-contained secure loading yard and parking
- Sodium high bay lighting
- All mains services connected
- Eaves height from 5-7 metres

## ACCOMMODATION

### Floor areas are as follows:

<b>Warehouse</b>	22,253 sq ft (2,067 sq m)
<b>Ground Floor Offices / Amenities</b>	3,219 sq ft (299 sq m)
<b>First Floor Offices / Amenities</b>	2,913 sq ft (271 sq m)
<b>Total GIA</b>	28,385 sq ft (2,637 sq m)

## RENT

On application.

## VAT

VAT will be payable where applicable.

## VIEWING / FURTHER INFORMATION



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## Asset Managers



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