



**TO LET - Refurbished Industrial  
Warehouse Accommodation**

**11,722 SQ FT (1,089 SQ M)**



- Self-contained, secure loading yard and parking
- Ground floor office accommodation and welfare facilities
- 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 equidistance 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.

**Pye Close 11,722 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
- 2 x level access loading doors
- Steel profile clad
- Ground floor offices and welfare areas
- Self-contained secure loading yard and parking
- Sodium box lighting and gas fired heating
- Eaves height of 4.28 metres

## ACCOMMODATION

Floor areas are as follows:

<b>Warehouse</b>	7,640 sq ft (709.8 sq m)
<b>Mezzanine</b>	1,179 sq ft (109.5 sq m)
<b>Workshop</b>	432 sq ft (40.1 sq m)
<b>GF Office</b>	2,471 sq ft (229.6 sq m)
<b>Total</b>	11,722 sq ft (1,089 sq m)

## RENT

On application.

## VAT

VAT will be payable where applicable.

## VIEWING / FURTHER INFORMATION



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