

Refurbished Modern Industrial Warehouse Unit

Unit 2, Boston Park, Wilcock Road, Haydock, WA11 9SR



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



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.

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 area are as follows:	Sq Ft	Sq M
Warehouse	22,253	2,067
Ground Floor Offices / Amenities	3,219	299
First Floor Offices / Amenities	2,913	271
Total GIA	28,385	2,637

Rent

On application.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

The unit is available on a new FRI Lease for a term to be agreed.



VIEWING/ FURTHER INFORMATION

Please contact the Joint agents:

Jon Thorne
Tel: 01925 320 520
jon@b8re.com

Andrew Lynn
Tel: 0161 828 6440
andrew.lynn@eu.jll.com

