



# HAYDOCK INDUSTRIAL ESTATE

**TO LET**

**INDUSTRIAL / WAREHOUSE UNITS  
3,456 - 12,181 SQ FT (321.07 - 1,131.65 SQ M)**

Haydock Lane, Haydock • WA11 9XQ  
Winchester Road, Haydock • WA11 9XQ  
Salisbury Road, Haydock • WA11 9XG



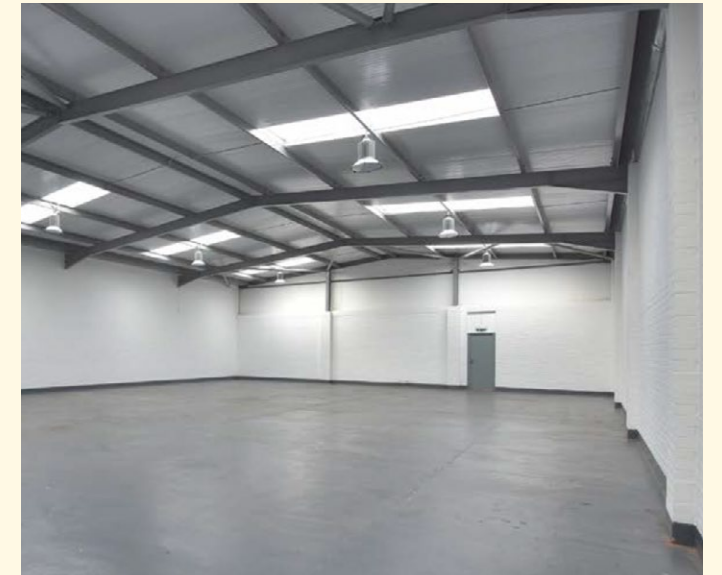
**SHORT TERM  
LEASES ON SELECT UNITS**

# 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 Kelloggs

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# 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

## SITE PLAN



## ACCOMMODATION

| UNIT  | SQ FT  | SQ M  |
|-------|--------|-------|
| 1 & 2 | 9,665  | 898   |
| 3 & 4 | 12,181 | 1,132 |
| 5     | 10,159 | 944   |
| 7     | 8,913  | 828   |
| 24    | 3,736  | 347   |
| 27    | 6,810  | 633   |
| 29    | 3,721  | 346   |
| 30    | 3,650  | 339   |

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Contact landlord direct:

Sarah Lindsay  
07780 483 282  
sarah@4thindustrial.com

**iboxproperty.com**

### BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the Local Authority. For further information contact St Helens Council.

### SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

### EPC

Available on request from the agents.

### VIEWINGS

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

**CBRE**

+44 (0)161 455 7666  
www.cbre.co.uk

**James Flanagan**  
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07345 010247

**Henry Farr**  
henry.farr@cbre.com  
07780 225 329



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07802 869279

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07794 757939

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