



HAYDOCK INDUSTRIAL ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNITS
9,665 - 21,846 SQ FT (898 - 2,030 SQ M)

Haydock Lane, Haydock • WA11 9UY

UNITS 1-4



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

HAYDOCK INDUSTRIAL ESTATE



SPECIFICATION



Eaves of 4.9m



Ample service yard and parking



Air-conditioned offices



Secure gated entrance



Electric roller shutter loading door



LED lighting throughout

DESCRIPTION

Units 1-4 comprise two detached industrial units of steel portal frame construction with part brick and metal clad elevations. Units 1&2 and 3&4 are neighbouring industrial units which can be occupied individually or combined to provide up to 21,846 sq ft of accommodation. The units have recently benefitted from comprehensive refurbishment works, including recoating of the main roofs, replacement of the flat roofs, and a full modernisation of the internal space. The upgrades include air-conditioned offices and LED lighting throughout, providing a high-quality, contemporary industrial specification.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 2018 to provide the below Gross Internal Area:

UNIT	SQ FT	SQ M
1 & 2	9,665	898
3 & 4	12,181	1,132
Total	21,846	2,030



TO LET

HAYDOCK INDUSTRIAL ESTATE

Haydock Lane, Haydock • WA11 9UY

9,665 - 21,846 SQ FT
(898 - 2,030 SQ M)



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.

RENT

On application.

SERVICE CHARGE

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

EPC

Rating B.

VIEWINGS

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



James Flanagan
james.flanagan5@cbre.com
07345 010247

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



Will Kenyon
will@b8re.com
07802 869279

Anthony Mellor
anthony@b8re.com
07794 757939

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. August 2026