

For Sale

(May Let)

Young
PROPERTY
CONSULTANTS
LIMITED &co

INDUSTRIAL / WAREHOUSE UNIT

**406 Easter Park, Haydock Lane,
Haydock WA11 9TH**



 **9,927** sq ft
(922.22 sq m)

- Rare Freehold Opportunity
- Superb Location - close to J23/J24 M6
- Modern Unit - Constructed c 2009
- High Office Content
- Clear Working Area (Single Span) c 8 M to Apex

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Dean Young
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INDUSTRIAL/WAREHOUSE UNIT

406 Easter Park, Haydock Lane, Haydock WA11 9TH



Description

The property comprises a modern high quality mid terrace industrial/warehouse unit with a specification as follows;

- Steel portal frame construction (Clear span)
- Insulated clad elevations
- High Office content/Amenity areas - Fitted out to a high standard throughout
- Insulated clad roof incorporating translucent roof lights
- c 6.5 M to eaves and c 8 M to apex
- 3 phase power
- Internal two storey reception/office/amenity block
- Loading door
- Designated yard/parking area
- Solar panels for combi boiler

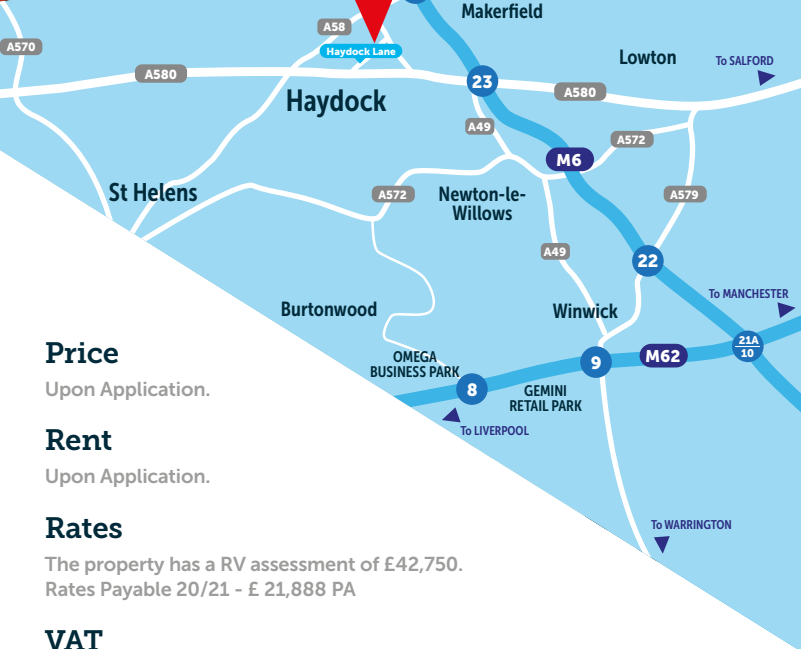
Location

The premises are situated on Haydock Lane, on Haydock Industrial Estate, a highly prominent estate adjacent to the A580 and close to Junction 23 of the M6 Motorway. Haydock is equidistant between Manchester and Liverpool and approximately 4 miles North of Warrington. J 23 of the M6 is within 0.5 Miles, accessed via the A580 (East Lancs Rd). Liverpool John Lennon Airport is c 12 miles to the south west and Manchester Airport is c 20 miles to the south east.

Accommodation

We have measured the property in accordance with the RICS code of measuring practise and confirm that the floor area is as follows:

	sq ft	sq m
Ground Floor	7,628	708.64
First Floor Offices	1,580	146.78
Mezzanine	719	66.80
Total	9,927	922.22



Price

Upon Application.

Rent

Upon Application.

Rates

The property has a RV assessment of £42,750.
Rates Payable 20/21 - £ 21,888 PA

VAT

VAT will be payable where applicable.

Legal Costs

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

EPC

Available upon request.

Services

We understand that all main services are either available or connected to the property.

Viewing

Please contact the sole agents; Young and Co (Property Consultants) Ltd - Dean Young 07825 170475.



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Mar 2020.

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