

Unit 4, Old Boston Trading Estate

Wilcock Road, St Helens,
WA11 9SR

Warehouse Available to let
9,845 sq ft



Warehouse

9,845 sq ft



Secure Service Yard



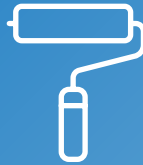
2 Storey Offices



6M Eaves Height



Close to M6 J23
and A580



Refurbished



Led Lighting

A recently refurbished semi – detached distribution / production facility with the benefit of an enclosed yard and a single level access loading door. Internally, the property features an open plan layout in the warehouse and benefits from LED lighting, two storey office / ancillary accommodation & three-phase electricity.



Site plan & accommodation

Unit	Property Type	Area (Sq m)	Area (Sq Ft)
Unit 4	Warehouse	914.6	9,845
Total		914.6	9,845



- | | |
|-----------------|------------------------|
| 1 Kellogg's | 8 Eriks |
| 2 Amazon | 9 Oak Furnitureland |
| 3 Costco | 10 SSO Logistics Ltd |
| 4 Booker | 11 Screwfix |
| 5 Malcolm Group | 12 Howdens Joinery Co. |
| 6 Sainsbury's | 13 Rentokill Initial |
| 7 XPO Logistics | 14 GCE |

To Liverpool

A580

To Manchester

Unit 4, Old Boston
Trading Estate

Penny Lane

To J23 M6



Location



Haydock is strategically located at the centre of the North West and is now one of the premier industrial and distribution locations due to its connectivity. Major occupiers in the area include Sainsbury's, Law Distribution Ltd, Booker, Movianto and Costco. Boston Park is situated in the heart of the Haydock industrial area.

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Warehouse | 9,845 sq ft

[Book a viewing](#)

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Further information:

EPC

Unit 4 has an EPC rating of B.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

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