

Empress Park

Empress Building, Penny Lane, Haydock, St Helens WA11 9TF

Warehouse | 13,900 ft²



Trade Counter location



LED lighting



High quality office content



Three Phase Electricity



On site parking





Description

A modern detached trade counter unit available on the well-established Boston Trading Estate. The unit benefits from LED lighting, high quality office content, three-phase electricity, onsite parking and a 3,730 sq ft workshop/storage area.

Further information

EPC

Unit 100A: B

Terms

Available on new full repairing and insuring leases.

Legal costs

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

[Book a viewing](#)

Tristan Boulter
Mileway
northwest@mileway.com
01925 358160

Ruth Leighton
JLL
ruth.leighton@jll.com
07716 077 324

Thomas Marriott
B8 Real Estate
thomas@b8re.com
07769 250 494

James Forshaw
JLL
James.Forshaw@jll.com
07714 693848



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 100a	Warehouse	13,900	09/03/2026
Total		13,900	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively, with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway