

Empress Park

Empress Building, Penny Lane, Haydock, St Helens WA11 9TF
Warehouse | 13,900 ft²



Trade Counter location



LED lighting



High quality office content



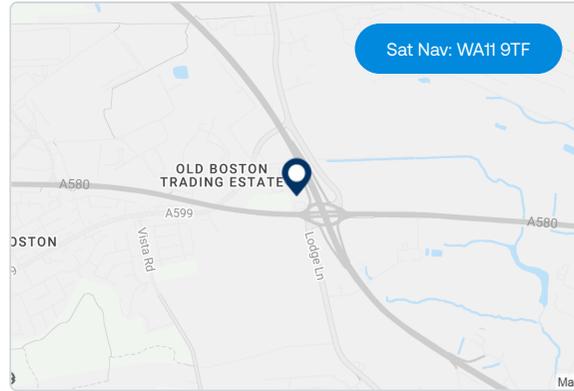
Three Phase Electricity



On site parking

Available to Let





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.

Location

The unit is located on the Old Boston Trading Estate, an established trading estate in Haydock, 0.5 miles from the M6 motorway and under 1 mile from the A580 (East Lancashire Road).

The estate is strategically positioned 15 miles from both Manchester & Liverpool with Haydock Race Course and town centre facilities are within a short distance. The local area offers a number of high profile occupiers including Screwfix & Howdens.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 100a	Warehouse	13,900	Immediately
Total		13,900	

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](#)

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