

# Empress Park

Empress Building, Penny Lane, Haydock. WA11 9TF

Warehouse | 13,152 ft<sup>2</sup>



Trade Counter location



LED lighting



High quality office content



Three Phase Electricity



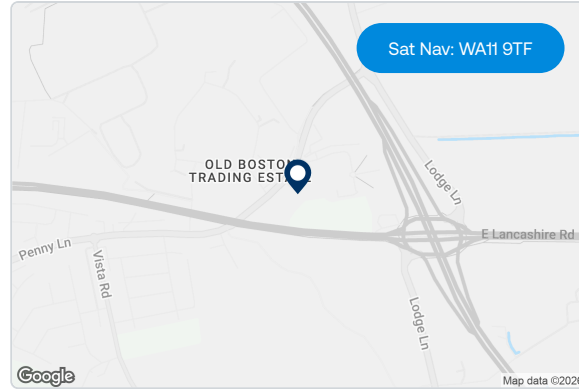
On site parking



Comprehensively refurbished

Available to Let





## Description

A modern semi-detached distribution/trade counter unit available on the well-established Boston Trading Estate.

The unit has been comprehensively refurbished, with the space now benefitting from LED lighting, CAT-A office content, three-phase electricity, onsite parking, a large secure yard, and a 46% office to warehouse ratio.

The unit is well positioned to become the new base for an SME business in need of high-quality offices and storage facilities.

## 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.

## 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	13,152	Immediately
Total		13,152	

[Book a viewing](#)

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