

# TO LET

**OFFICES & WAREHOUSE PREMISES**

**304.60 SQM (3,278 SQFT)**



**326 HAYDOCK LANE  
HAYDOCK  
ST HELENS  
WA11 9UU**

- SELF CONTAINED OFFICE ACCOMMODATION WITH WAREHOUSE FACILITY
- COMMERCIAL LOCALITY WITH LINKS TO M6 MOTORWAY & A580 EAST LANCASHIRE ROAD
- SECURE YARD/CAR PARKING



## LOCATION

The property is located on Haydock Lane which is just off the A580 East Lancashire Road and is primarily a commercial/industrial locality on the outskirts of Haydock town centre. The location offers excellent commuter links with ample car parking being available within the site and the surrounding streets.

## DESCRIPTION

The premises comprise a two storey hybrid commercial unit providing modern office accommodation with warehousing to the rear. The office accommodation benefits from gas central heating, painted and plastered walls, carpeted flooring, and both burglar and fire alarms. The warehouse is open plan with an eaves height of circa 4.5m. Access from the yard to the warehouse is via a full length roller shutter door. The unit benefits 3 phase power, kitchen and male and female WC facilities.

## ACCOMMODATION

On a net internal area basis

	SQ M	SQ FT
Offices inc. kitchen & WCs	80.70	868
Warehouse	101.00	1,087
FF Offices	66.70	718
FF Mezzanine	56.20	605

## TENURE

Available by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

## SERVICES

We understand all mains services are connected to the property to include mains water, drainage, electric and gas. Please note that neither service connections nor any appliances have or will be tested prior to completion

## RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority

	Rateable Value (2010)	Estimated rates payable
Offices & Premises	£14,000	£6,954 p.a.

## RENTAL

£14,750 per annum exclusive

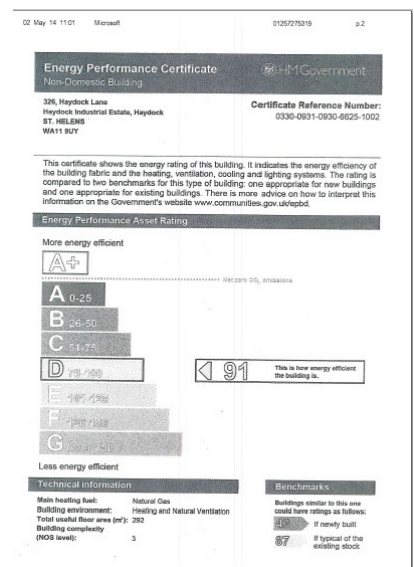
## VAT

Value Added Taxation is not quoted but may be charged at the prevailing rate. Your legal adviser should verify.

## LEGAL COSTS

The prospective lessee will be responsible for the lessors reasonable legal costs incurred in the preparation of the lease either by way of a solicitors undertaking or deposit payable prior to the release of any legal documentation to cover abortive costs.

## EPC



## ENQUIRIES

Dan Crawshaw

Email: [danielc@parkinsoncpc.com](mailto:danielc@parkinsoncpc.com)

or

Danny Shepherd

Email: [dannys@parkinsoncpc.com](mailto:dannys@parkinsoncpc.com)

Tel: 01942 741800

REF: AG0103

**SUBJECT TO CONTRACT**

June 2014

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Parkinson Commercial Property Consultants LLP only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Parkinson Commercial Property Consultants LLP nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.