



**BOSTON
PARK**

UNIT 4
THE WILLOWS,
WILCOCK ROAD,
HAYDOCK **WA11 9SR**



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT

47,509 SQ FT (4,414 SQ M)



**LARGE
1.5 ACRE
YARD**



**2 STOREY
OFFICES**



**8M EAVES
HEIGHT**

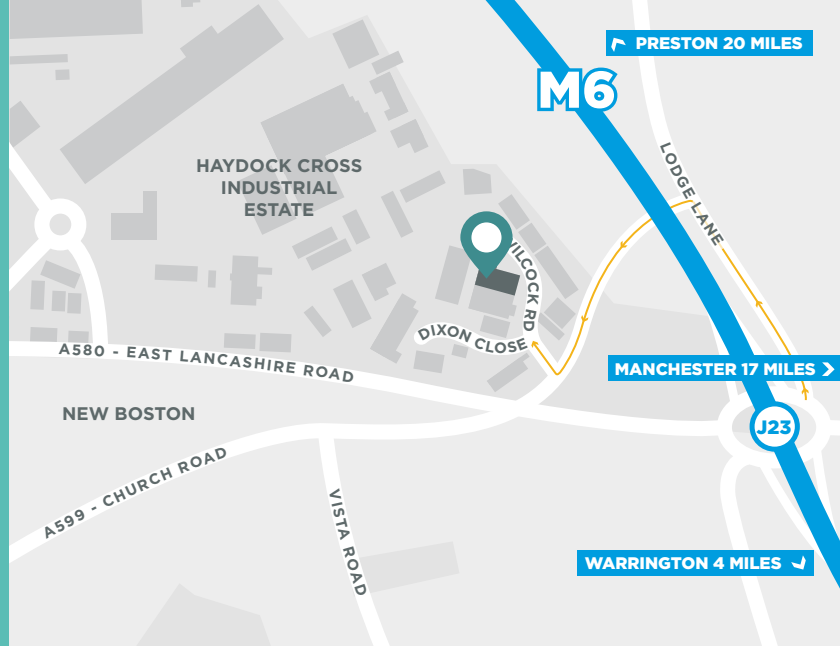


**LESS THAN 1
MILE FROM
J23/A580**

LOCATION

THE PROPERTY IS LOCATED WITHIN THE ESTABLISHED BOSTON PARK INDUSTRIAL ESTATE, STRATEGICALLY LOCATED ADJACENT TO THE A580 EAST LANCASHIRE ROAD AND WITHIN 1 MILE OF THE M6 AT JUNCTION 23.

HAYDOCK IS A RECOGNISED LOCATION FOR DISTRIBUTION FACILITIES IN THE NORTH WEST BEING EQUIDISTANCE BETWEEN MANCHESTER AND LIVERPOOL AND BENEFITTING FROM EXCELLENT TRANSPORT NETWORKS THROUGHOUT THE REGION. OCCUPIERS IN THE AREA INCLUDE AIMIA FOODS, RHYS DAVIS, MICHELDEVER, RENTOKIL AND BRIGGS EQUIPMENT.



DESCRIPTION

BOSTON PARK COMPRISES A LARGE, MULTI-LET INDUSTRIAL ESTATE WITHIN AN ESTABLISHED COMMERCIAL / INDUSTRIAL LOCATION. UNIT 4 THE WILLOWS BENEFITS FROM THE FOLLOWING SPECIFICATION:

- **STEEL PORTAL FRAME CONSTRUCTION**
- **5 LEVEL ACCESS LOADING DOORS (2 UNDER A CANOPY)**
- **8M EAVES HEIGHT**
- **LARGE SELF-CONTAINED CONCRETE YARD OVER 1.5 ACRES**
- **TWO STOREY OFFICE ACCOMMODATION**
- **LESS THAN 1 MILE FROM JUNCTION 23 /A580 EAST LANCS**

ACCOMMODATION

FLOOR AREAS ARE AS FOLLOWS:		
WAREHOUSE	42,533 SQ FT	3,951.45 SQ M
GF OFFICES	2,488 SQ FT	231.14 SQ M
FF OFFICES	2,488 SQ FT	231.14 SQ M
TOTAL	47,509 SQ FT	4,414 SQ M

TERMS

THE UNIT IS AVAILABLE BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE ON TERMS TO BE AGREED. FURTHER DETAILS AVAILABLE UPON REQUEST.

EPC

AN ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE ON REQUEST.

BUSINESS RATES

THE PROPERTY HAS A RATEABLE VALUE OF £228,000

VIEWING / FURTHER INFORMATION

PLEASE CONTACT THE JOINT AGENTS:



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