

TO LET (May Sell)

408 EASTER PARK

Haydock Lane, Haydock WA11 9TH

Modern End Terrace Trade/Warehouse Unit

11,818 sq ft



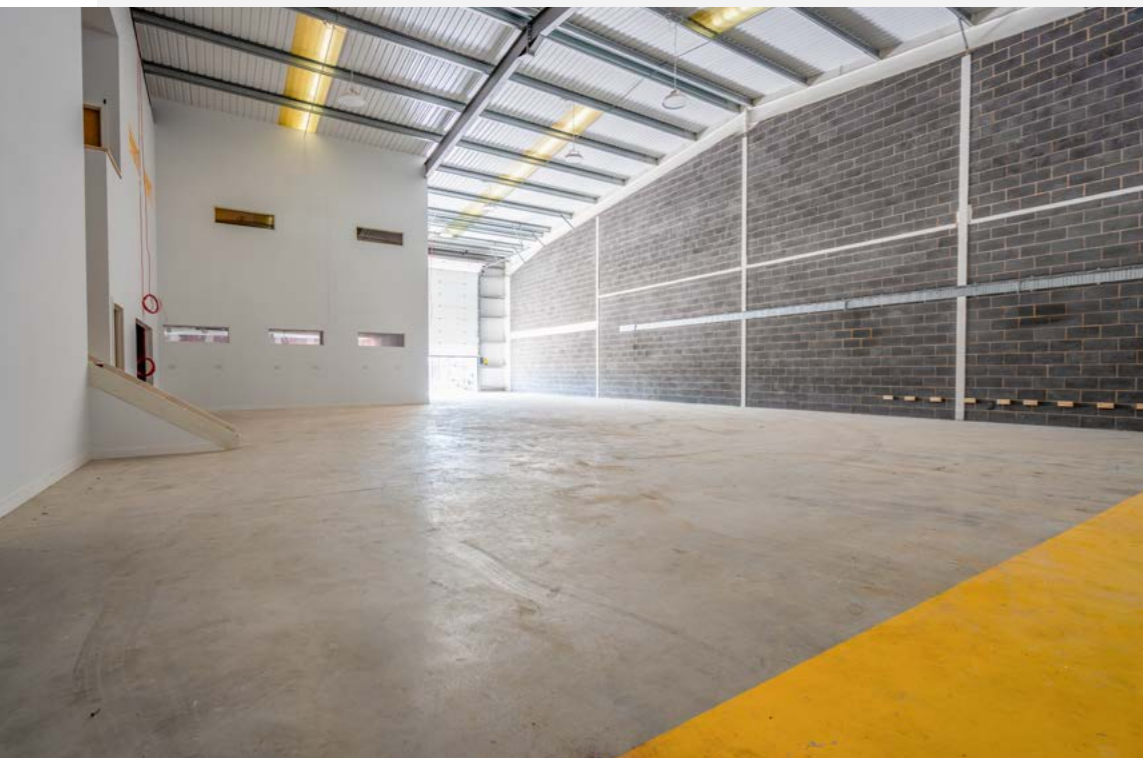
HIGH SPEC
OFFICES

408

EASTER PARK

DESCRIPTION

The premises are prominently situated on Haydock Industrial Estate one of the North West's premier warehouse locations, equidistant between Manchester and Liverpool. Junctions 23 and 24 of the M6 are less than a mile away as is the A580 East Lancashire Road, whilst both major airports at Liverpool John Lennon and Manchester are within half an hour's drive. Excellent amenities are available at the nearby towns of Ashton-In-Makerfield and Newton-Le-Willows, both of which also have stations serving the local community.



408 LOCATION



LIVERPOOL

A580

EAST LANCS ROAD

KELLOGG'S

AMAZON

A580

EAST LANCS ROAD

IBIS

OAK TYRES

DX EXPRESS

FALCON PANEL PRODUCTS

HAYDOCK LANE

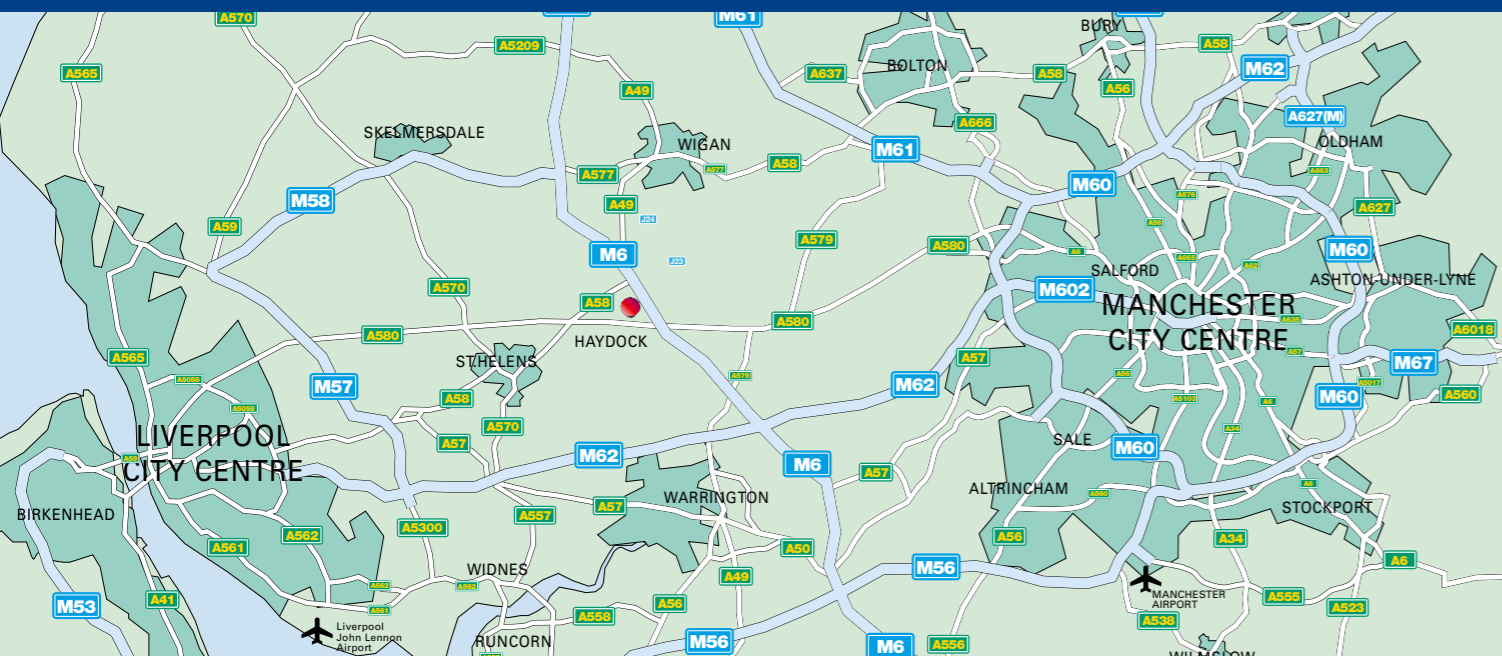
SPRING GDS

408
EASTER PARK

HAYDOCK LANE

BAUER

408 LOCATION



408 LOCATION



408 EASTER PARK

M6

M6

JUNCTION 24 NORTH

JUNCTION 23 SOUTH

EXPO

MOVIANTO

MALCOLM LOGISTICS

SAINSBURY'S

SP BOOKERS

ASHTON-IN-MAKERFIELD GOLF CLUB

ENVIROPAX

OAK TYRES

PYROGUARD UK

PYROGUARD UK

BAUER KOMPRESSOREN

MILLFIELD LANE

HAYDOCK LANE

SPRING GDS

MVG INDUSTRIES UK

L I S GROUP

ACCOMMODATION

The warehouse comprises a single storey unit of steel portal frame construction and clad elevations, 7m to eaves and 9m to apex of the pitched roof, extending to 7,739 sq ft in total.

The first floor offices extend to 4,079 sq ft.

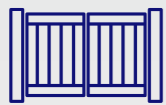


FEATURES INCLUDE:

LED Lighting throughout



Electric Roller Shutter Loading Door



Secure Surfaced Yard



Air Conditioning to Offices



Shower Facilities



Solar PV System (136 kw)



Dedicated Trade/Warehouse & Office Entrances



7 metres clear internal height

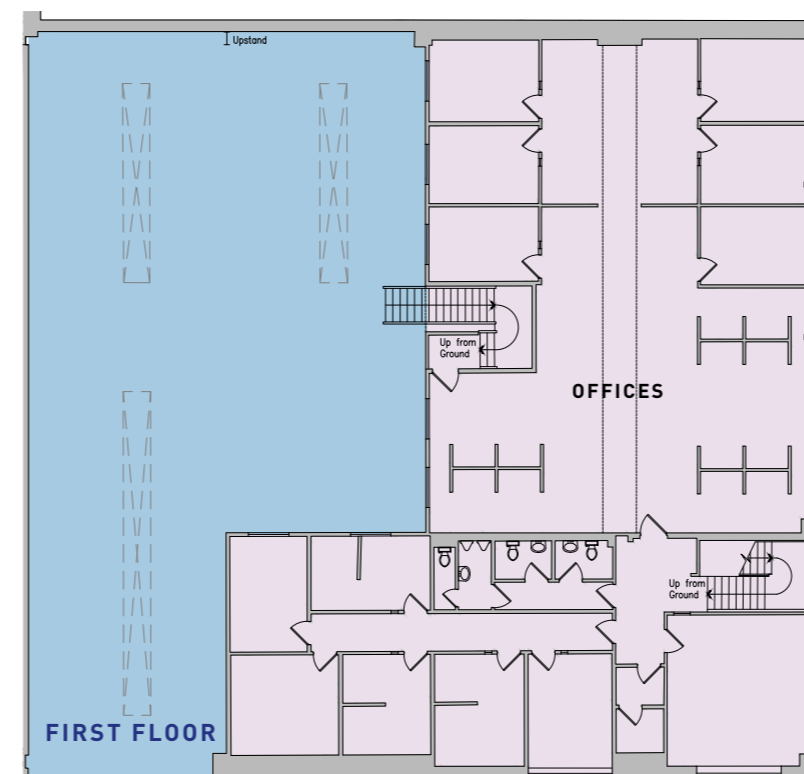
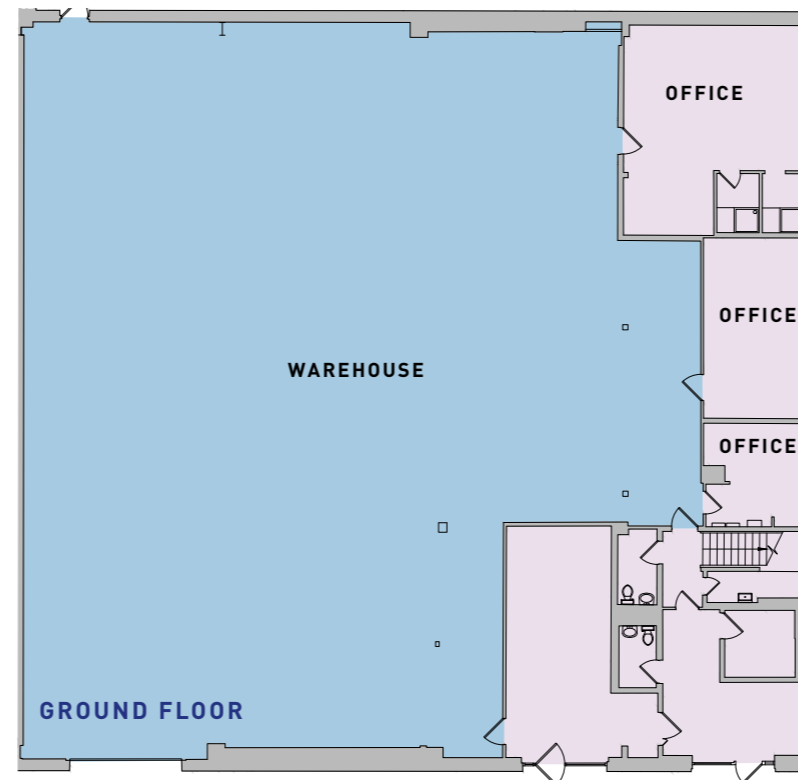


9 metres to the apex



35% office content

Description	Sq Ft	Sq M
Ground Floor Warehouse	7,739	718.97
First floor Offices	4,079	78.95
Total	11,818	1,097.92



408

EASTER PARK

EPC

The property has an Energy Performance Rating of **C63**.

BUSINESS RATES

Interested parties should make their own enquiries to the local authority, though we understand that the combined Rateable Value is £58,500, with Rates Payable estimated at £29,250 for 2024/25.

LEASE TERMS

Lease Terms and Price on application.

ESTATE CHARGE

Currently running at £0.35 psf.

VAT

Will be payable on the rent and other outgoings.

VIEWINGS

By appointment with the Joint Agents.



Thomas Marriott

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Acquired by



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