

326 Haydock Lane, Haydock, St Helens
WA11 9UY

to let

Warehouse with Offices
304.60 SQM (3,278 SQFT)



£20,000 per annum

- Self-contained office accommodation with warehouse facility
- Commercial location with excellent links to M6 motorway and A580 East Lancashire Road
- Secure yard/car parking

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

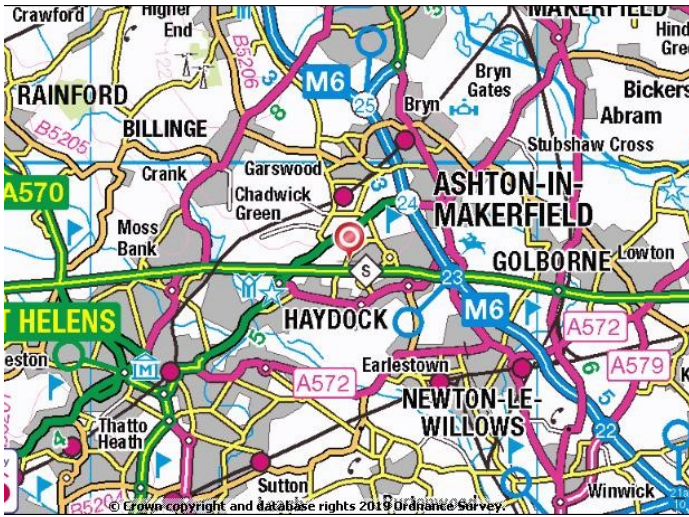


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Location

The premises are located on Haydock Lane, just off the A580 East Lancashire Road in a primarily commercial/industrial location. The location offers excellent commuter links to the M6 motorway, A580 East Lancashire Road and the wider motorway network.

The premises are situated directly adjacent to the newly constructed Amazon warehouse.

Description

The property comprises a two storey hybrid unit providing modern office accommodation with warehousing to the rear. The offices benefit from gas fired central heating, painted and plastered walls, carpeted flooring, 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 WCs.

Services

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

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Offices inc. kitchen & WCs	80.70	868
Warehouse	101.00	1087
FF Offices	66.70	718
FF Mezzanine	56.20	605

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Offices & Premises	£14,000	£6,874 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

Rental

£20,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Certificate with a rating of D-91. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Oct 2019 Ref: AG0480/2

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