



# UNIT B/C BOSTON PARK

WILCOCK ROAD • HAYDOCK • JCT23 M6/A580

## TO LET MODERN DETACHED PRODUCTION/DISTRIBUTION UNIT

71,700 SQ FT (MAY SPLIT FROM 21,000 SQ FT)

- 10M EAVES • DOCK AND LEVEL ACCESS LOADING
- 2 SELF CONTAINED YARDS • BUILT TO BREEAM EXCELLENT

ENTER



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**71,700 SQ FT**

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**10M EAVES  
HEIGHT**



**2 SELF CONTAINED  
YARD AREAS**

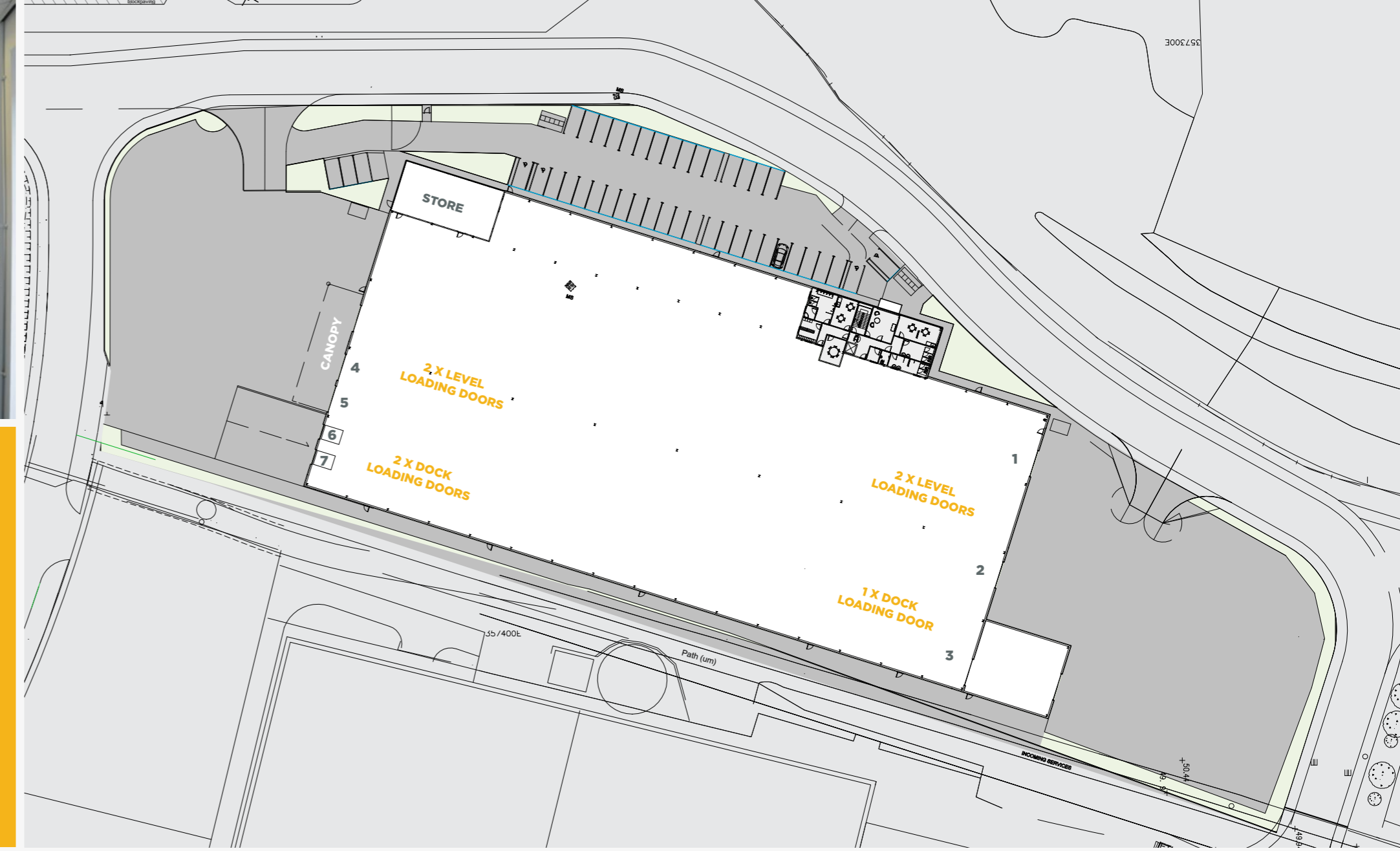


**DOCK AND LEVEL  
ACCESS LOADING**

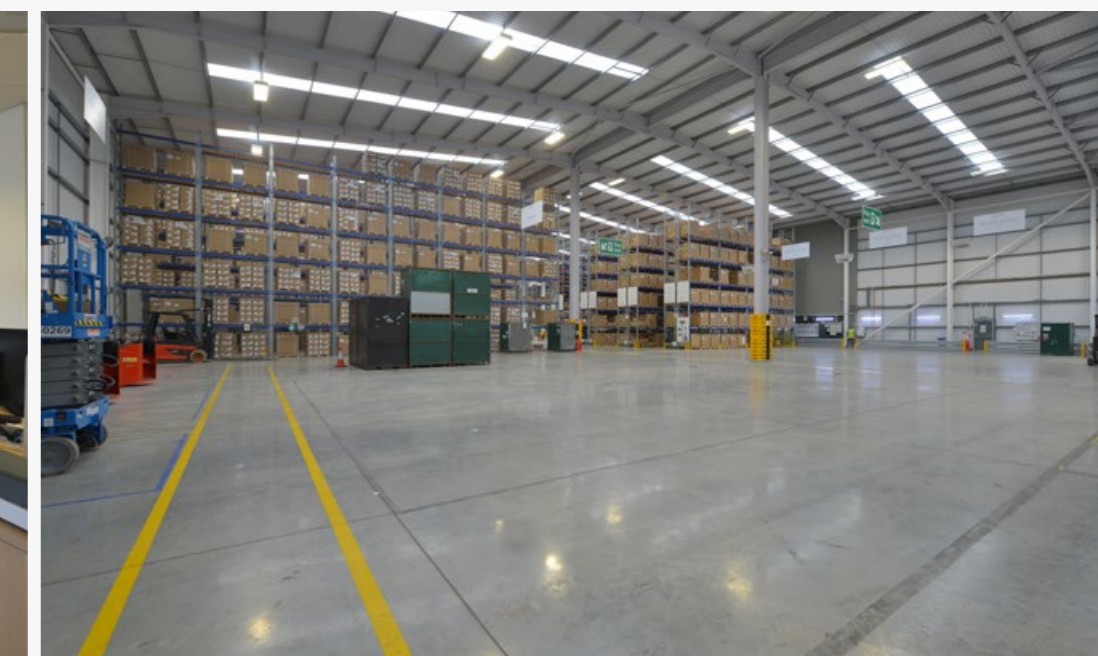


**BUILT TO BREEAM  
EXCELLENT**





**BRAND NEW DETACHED DISTRIBUTION/  
PRODUCTION FACILITY WITH THE BENEFIT  
OF LOADING ON TWO ELEVATIONS.**



# SPECIFICATION

## WAREHOUSE



10m clear height to underside of haunch



2 level access loading doors and 2 dock level loading doors to one elevation, 2 level access loading doors and 1 dock level loading door to the other elevation



Loading canopy



50kN per sq m floor loading



10% translucent roof lights

## OFFICES



Two storey offices / amenity block



Double glazing



LG7 lighting



Male and female/ disabled toilets



Gas fired central heating



Energy efficient lighting



Suspended ceilings



Carpeting



Kitchen area

## EXTERNAL



High quality landscaping



Extensive concreted yard to 2 elevations



Fully secure site



Fully fenced perimeter with paladin fencing



Separate car park



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## LOCATION

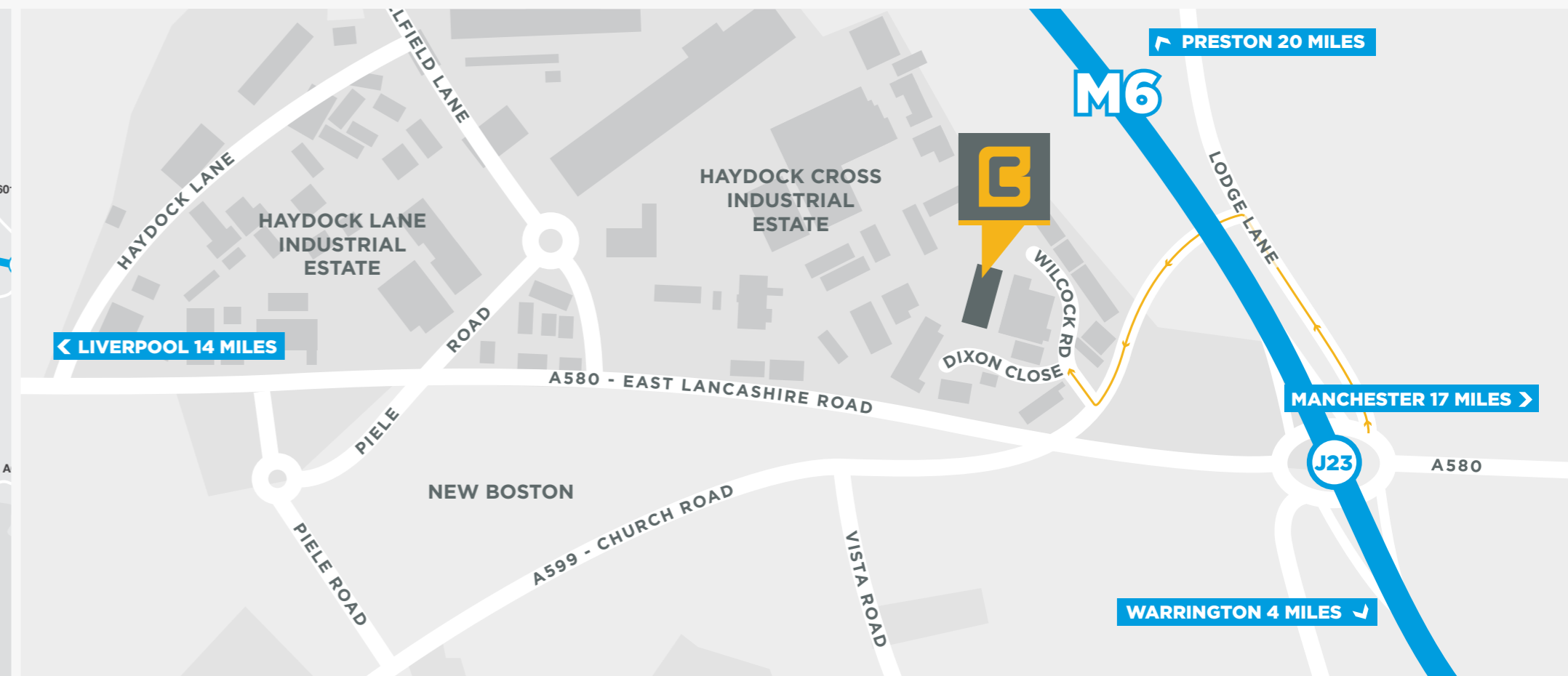
Haydock is strategically located at the centre of the North West and is now one of the premier industrial and distribution locations due to its connectivity. Major occupiers in the area include Sainsbury's, Law Distribution Ltd, Booker, Movianto and Costco.

Boston Park is situated in the heart of the Haydock industrial area.

 SAT NAV: **WA11 9UR**



**A STRATEGIC LOCATION WITHIN 30 MINUTES DRIVE FROM LIVERPOOL AND MANCHESTER WITH IMMEDIATE ACCESS TO JUNCTION 23 OF THE M6 MOTORWAY.**



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M6

J23

TO WIGAN & NORTH

TO MANCHESTER

HAYDOCK THISTLE HOTEL

EMPRESS BUSINESS PARK

ASP PACKAGING

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BRIGGS

MICHELDEVER

NORTH WEST  
AMBULANCE SERVICE

ALPHA GOMMA

AIMA FOODS

TO LIVERPOOL

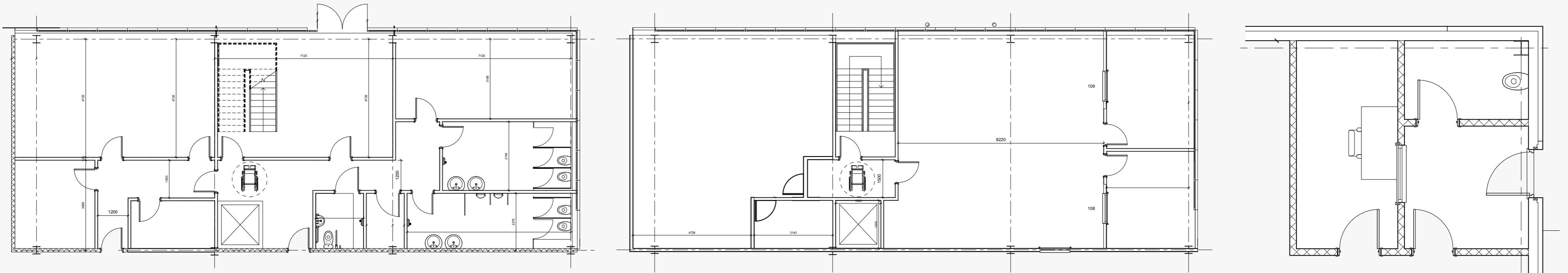
A580 - EAST LANCASHIRE ROAD

## ACCOMMODATION

	SQ FT	SQ M
<b>WAREHOUSE</b>	67,300	6,252
<b>OFFICES</b>		
GROUND FLOOR	2,150	200
FIRST FLOOR	2,040	190
<b>TOTAL</b>	<b>71,690</b>	<b>6,662</b>



## OFFICE FLOOR PLANS



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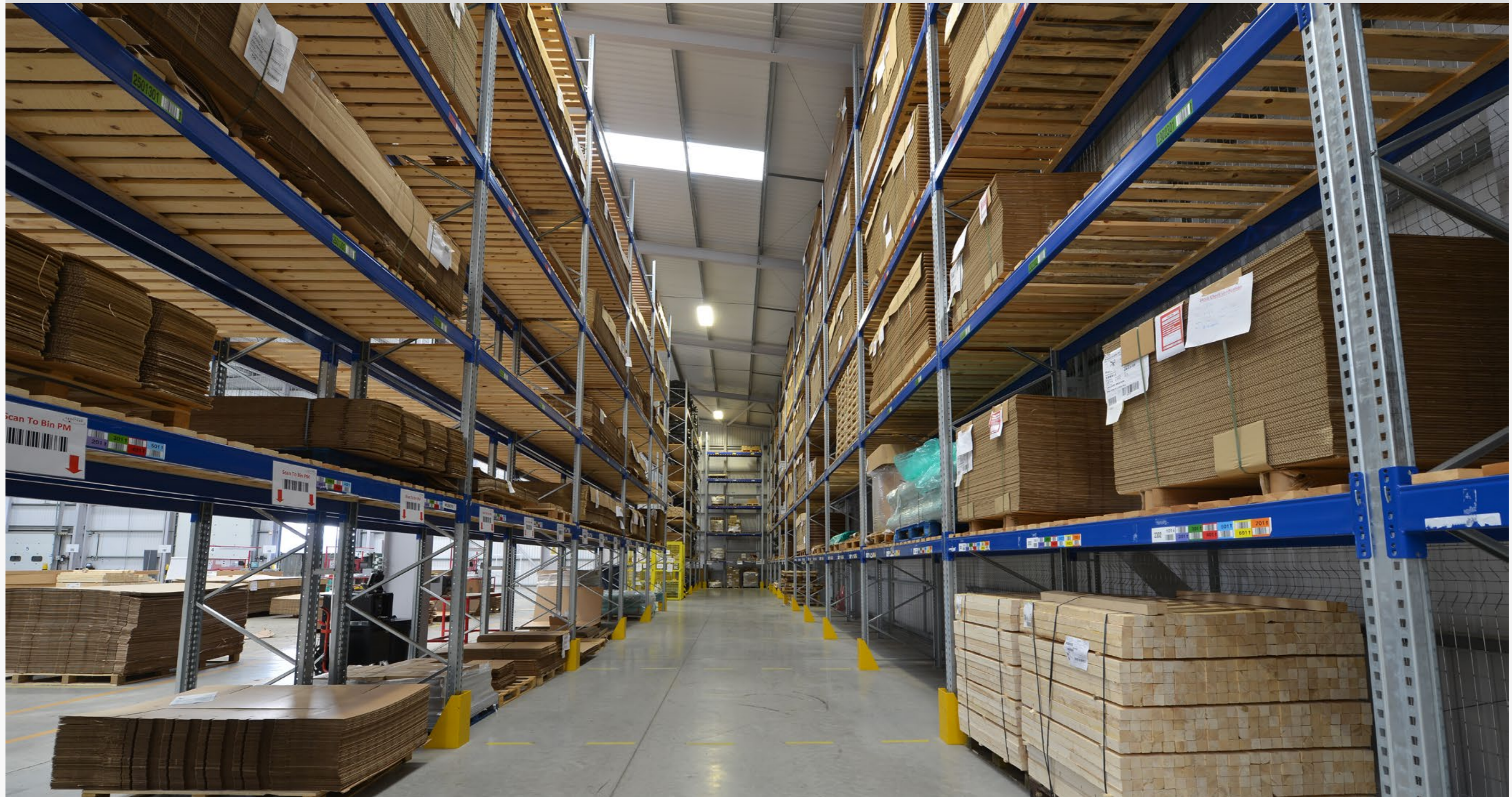
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## TERMS

The units are available on a new lease for a term to be agreed.

## EPC

An Energy Performance Certificate is available on request.

## VIEWING

For further information or to arrange a viewing please contact the agents.

### Jonathan Thorne

jon@b8re.com  
01925 320 520

### John Sullivan

John.Sullivan2@colliers.com  
0161 831 3305



0161 831 3300  
www.colliers.com/uk/industrial

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