

324 Haydock Lane, Haydock, St Helens
WA11 9UY

to let

Workshop/Warehouse with Offices
386.12 SQM (4,157 SQFT)



£20,000 per annum

- Self-contained modernised warehouse facility with office accommodation
- 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

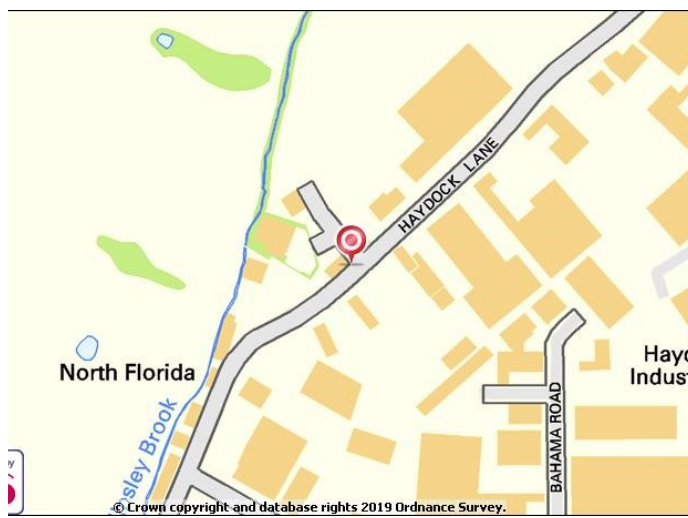
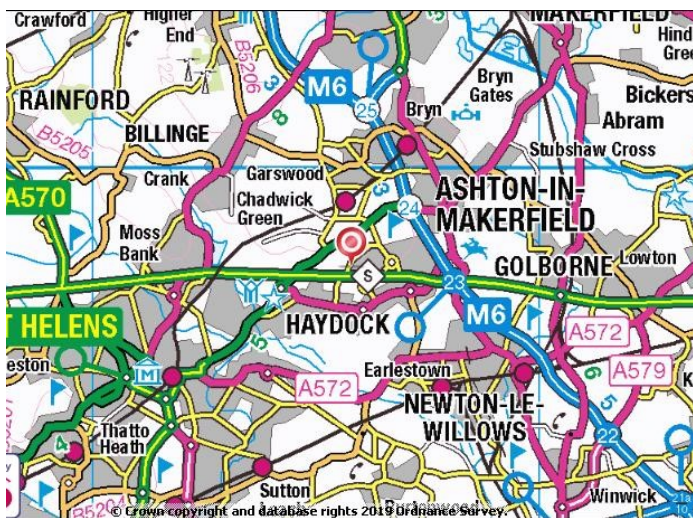


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Location

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 modern workshop/warehouse along with two storey offices, garage/store facility and yard area. The warehouse has an eaves height of 5.4m and benefits a substantial mezzanine area which can be removed if desired. The industrial element of the property is heated by gas fired warm blower heaters and benefits an electrically operated roller shutter door which is 4.6m in height. The offices are heated by a traditional gas fired central heating system. The property also benefits kitchen/canteen, WCs and a detached single storey garage.

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
Warehouse	205.50	2212
Mezzanine	103.00	1109
WCs, Kitchen, Entrance	29.15	315
FF Offices	29.15	314
Garage	19.32	208

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
Workshop & Premises	£15,000	£7,365 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-88. 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

Sept 2019 Ref: AG0480/1

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.



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