

Unit 2 Bahama Road, Haydock Industrial
Estate, Haydock, St Helens WA11 9XB

to let

Industrial warehouse
1,249.00 SQM (13,445 SQFT)



£rent on application

- Open plan warehouse facility
- Excellent location close to the A580 East Lancashire Road
- Secure site
- Service yard

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Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

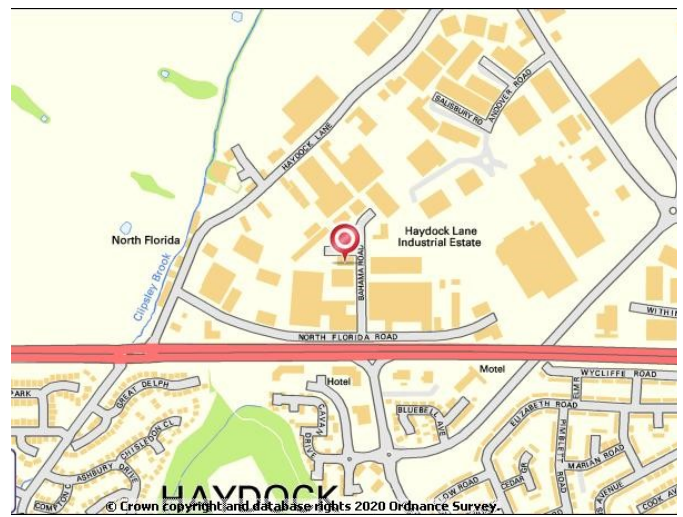
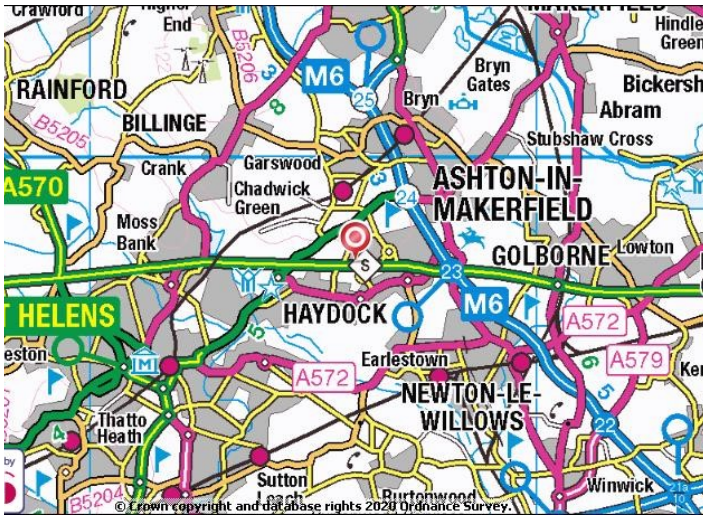
01942 741800



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Location

The subject property is located on the Haydock Industrial Estate adjacent to the A580 East Lancashire Road, approximately 1 mile west of Junction 23 of the M6 motorway. Other occupiers in proximity are of an industrial, manufacturing and warehousing nature and the area is a well recognised trade location.

Description

The premises provides for a regular shaped warehouse which offers good open plan space accessed via 2 roller shutter doors leading from the communal yard space. The warehouse benefits an eaves height of 5.1m increasing to 7.8m to the apex. The warehouse benefits electricity but no heating. Communal welfare facilities are available in a separate block. Attached to the main warehouse is a staff room/office/canteen area.

Services

We understand mains services are connected to include mains water, drainage and electric.

Accommodation

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

	SQM	SQ FT
Warehouse	1,249	13,445

Rating

The warehouse forms part of a larger site that attracts a rateable value for the whole. Therefore, an apportionment of the liability arising will be provided to the space that is leased.

Terms

The property is available to let either as a whole by way of a new effective full repairing and insuring lease on terms to be agreed. A deposit or rental bond may be required subject to covenant.

Rental

On application.

VAT

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

Legal costs

Each party to be responsible for their 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 release of any legal documentation.

EPC

The property does not possess an Energy Performance as it is currently exempt from requirements.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2020

Ref: AG0512.1

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.