

Millfield Lane,
Haydock Industrial Estate,
WA11 9UT

MILLFIELD BUSINESS PARK



TO LET/
MAY SELL

UNIT 2 & 3 Industrial / Warehouse
4,969 – 10,428 sq ft

OFFICES
3,337sq ft

Total available is **13,765 sq ft**
including offices and Units 2-3



DESCRIPTION

The Estate provides a variety of flexible accommodation, including:

- Workshop/ Industrial Units
- Office Suites
- Yards

Generally the units provide the following specification:

- 7m/4.4m Eaves height
- Steel portal /brick construction
- Excellent location
- 3 Phase power supply
- Male/Female wc facilities
- Secure yard area

UNITS 2 & 3

Industrial/ warehouse units available as a whole or can sub-divide to provide two units of 5,459 sq ft and 4,969 sq ft. Available for sale (freehold) or on a new lease for a term of years to be agreed.

OFFICES

Self-contained offices of 3,337 sq ft are available if required to suit an occupiers requirements. Available for sale (freehold) or on a new lease for a term of years to be agreed. (Potential conversion to light industrial)

ACCOMMODATION

	SQ FT	SQ M	
UNIT 1	8,349	775.6	LET
UNIT 2	5,459	507.1	AVAILABLE
UNIT 3	4,969	461.6	AVAILABLE
OFFICES	3,337	310	AVAILABLE





LOCATION

The Unit is situated on Millfield Lane which links Directly to the A580 East Lancs close to its intersection with the M6 motorway at Junction 23, and within 5 miles of the M6/ M62 intersection, therefore being easily accessible to the regional and national motorway network.

Millfield Lane is one of the main routes through the estate.

Haydock is one of the premier industrial locations in the north-west, strategically located mid-way between Manchester and Liverpool. Haydock Industrial Estate is an established industrial location, the estate major occupiers, including Costco, Sainsbury's, Booker, The Book People and Palmer & Harvey.

M6 Junction 23	2 mins	1 mile
Warrington	18 mins	9 miles
Manchester	25 mins	19 mile
Liverpool	30 mins	15 miles
Port of Liverpool/ Docks	30 mins	14 miles
Liverpool Airport	31 mins	16 miles
Manchester Airport	26 mins	22 miles





TERMS

Rent/ Price on application.

EPC

A copy of the EPC is available upon request.



FURTHER INFORMATION

Please contact the sole agents for further information and viewing arrangements.

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