

**TO  
LET**

**UNIT 3**  
**BAHAMAS RD**



**LARGE YARD**  
**0.43 ACRES**

**HAYDOCK WA11 9XB**



**FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT**  
**4360 SQ FT (407.4 SQ M)**



## HAYDOCK WA11 9XB



### LOCATION

The property is located on Bahama Road within the established Haydock Cross Industrial Estate, strategically located adjacent to the A580 East Lancashire Road and within 1 mile of the M6 at Junction 23.

Haydock is a recognised location for distribution facilities in the Northwest being equidistant between Manchester and Liverpool and benefitting from excellent transport networks throughout the region.

Occupiers in the area include Palmer and Harvey, Booker Belmont, Costco, Sainsburys, Briggs Automotive & Wolseley UK.



### DESCRIPTION

The unit offers a modern refurbished industrial warehouse space, within a secure environment, with a large yard and benefits from:



**WAREHOUSE**  
4,360 SQ FT  
(INCLUDES  
SMALL OFFICE)



**MALE &  
FEMALE  
TOILETS**



**OFFICE/  
AMENITY  
BLOCK**



**LARGE  
YARD OF  
0.43 ACRES**



**EAVES  
HEIGHT  
OF 4.9M**



**3 PHASE  
POWER**

### EPC

A copy of the EPC rating can be provided on request.

### RENTAL

On application.

### VAT

VAT will be charged as applicable.

### LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

### VIEWING / FURTHER INFORMATION

Strictly by appointment only with the sole agents.

**LITTLER**  
& ASSOCIATES

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