

withins point



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Unit 4

WITHINS ROAD
HAYDOCK INDUSTRIAL ESTATE
HAYDOCK WA11 9UD

Junction 23 M6 Motorway

Detached Warehouse / Industrial Unit

12,472 SQ FT (1,158.65 SQ M)



TO LET

- Recently refurbished
- 4m - 6m Working height
- New electric roller shutter doors
- Ground floor office accommodation
- Mezzanine area
- Secure site / Perimeter fence
- New profile clad elevations and roof



withins point

CBRE
CB RICHARD ELLIS
01925 754 754

LITTLER
& ASSOCIATES
01942 252803

Unit 4

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HAYDOCK INDUSTRIAL ESTATE
HAYDOCK WA11 9UD**

LOCATION

Withins Point is located off Millfield Lane within Haydock Industrial Estate and can be accessed via the East Lancs Road (A580) which in turn offers excellent access to junction 23 of the M6 motorway within 1 mile.

Haydock is a successful business location due to its strategic location midway between the cities of Manchester (18 miles) and Liverpool (16 miles) making it a popular estate to a large number of local and national companies including Booker Plc, Sainsburys and Costco.

DESCRIPTION

The premises comprise a detached, warehouse / industrial unit of steel portal frame construction consisting of part blockwork / part insulated metal profile clad elevations with a level concrete floor, set within a self contained secure site surrounded by a perimeter fence.

Unit 4 has recently undergone a comprehensive refurbishment including the following;

- New office windows to the front and side elevations
- New insulated profiled clad elevations and roof incorporating translucent roof lights
- New lighting
- New Electric operated roller shutter doors to the front and side elevations
- Refurbished ground floor office accommodation and amenities

Parking / yard areas are available to the front and side of the property as well as full vehicular access around the perimeter of the building.

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ACCOMMODATION

	Sq ft	sq m
Ground Floor	11,601	1,077.73
Mezzanine	871	80.92
Total	12,472	1,158.65

TERMS

The unit is available To Let for a term of years to be agreed.

For further information please contact the joint letting agents.

RATES

Tenants will be responsible for the payment of business rates.

Rateable value is £44,750

Standard multiplier is 48.5p

VAT

All rents quoted are subject to VAT at the prevailing rate.

VIEWING

Please contact the joint letting agents;

Littler & Associates: Dean Young - 01942 252803
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CBRE: Jonathan Thorne - 01925 754 754
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