

withins point



www.withinspoint.co.uk

UNIT 4 WITHINS ROAD
HAYDOCK INDUSTRIAL ESTATE
HAYDOCK WA11 9UD

Junction 23 M6 Motorway

**Recently Refurbished Detached
Warehouse / Industrial Unit
with Secure Yard**

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



TO LET (May Sell)

- 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



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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. Nearby occupiers include 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;

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



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, alternatively our client may consider a sale of the premises.

For further information please contact the joint agents.

RATES

Tenants will be responsible for the payment of business rates.

Rateable value is £44,750

VAT

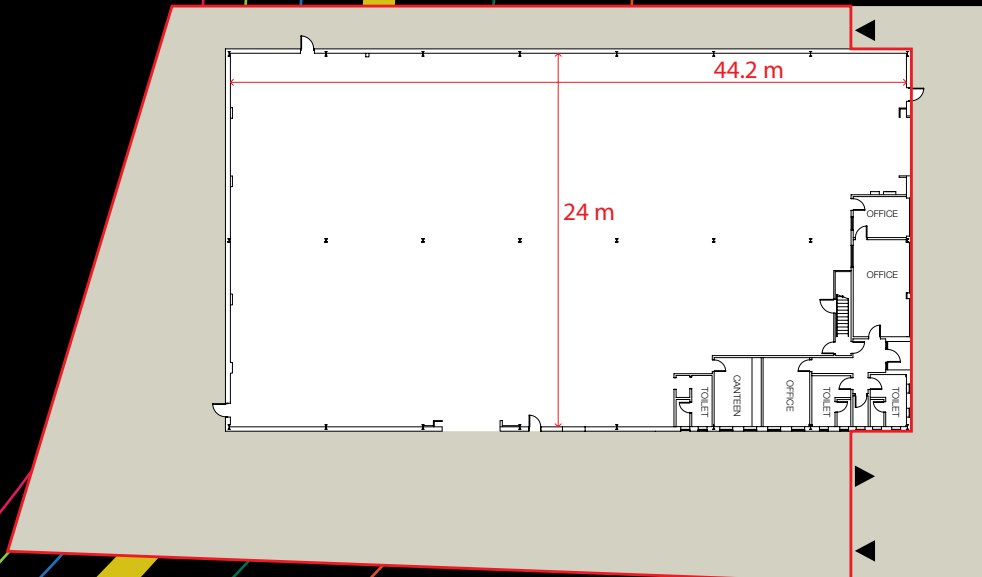
All rents quoted are subject to VAT at the prevailing rate.

VIEWING

Please contact the joint agents;

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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Littler & Associates, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject to contract. Date of publication November 2009.