

withins point



www.withinspoint.co.uk

**UNITS 2 & 3 WITHINS ROAD
HAYDOCK INDUSTRIAL ESTATE
HAYDOCK WA11 9UD**

Junction 23 M6 Motorway

Detached Warehouse / Industrial Units

19,889 SQ FT (1,847.69 SQ M)



TO LET / FOR SALE

- Substantial secured yard area
- 4m - 6m working height
- 2 Roller shutter doors
- Concrete floor
- Ground floor office accommodation



Units 2&3

withins point



WITHINS ROAD 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. 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 brickwork / part insulated metal profile clad elevations with a level concrete floor, set within a self contained secure site surrounded by a perimeter fence.

Units 2 & 3 benefit from the following specification;

- Substantial secured yard area
- Separate car park
- Concrete floor
- Pitched roof incorporating 5% translucent roof lights
- Sodium and fluorescent strip lighting
- 3 Phase electricity
- Ground floor office accommodation and amenities



ACCOMMODATION

	Sq ft	Sq m
Warehouse	18,196	1,690.41
Amenity block	1,693	157.28
Total	19,889	1,847.69

TERMS

The unit is available To Let for a term of years to be agreed, alternatively our client will 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 £67,500 (2010)

VAT

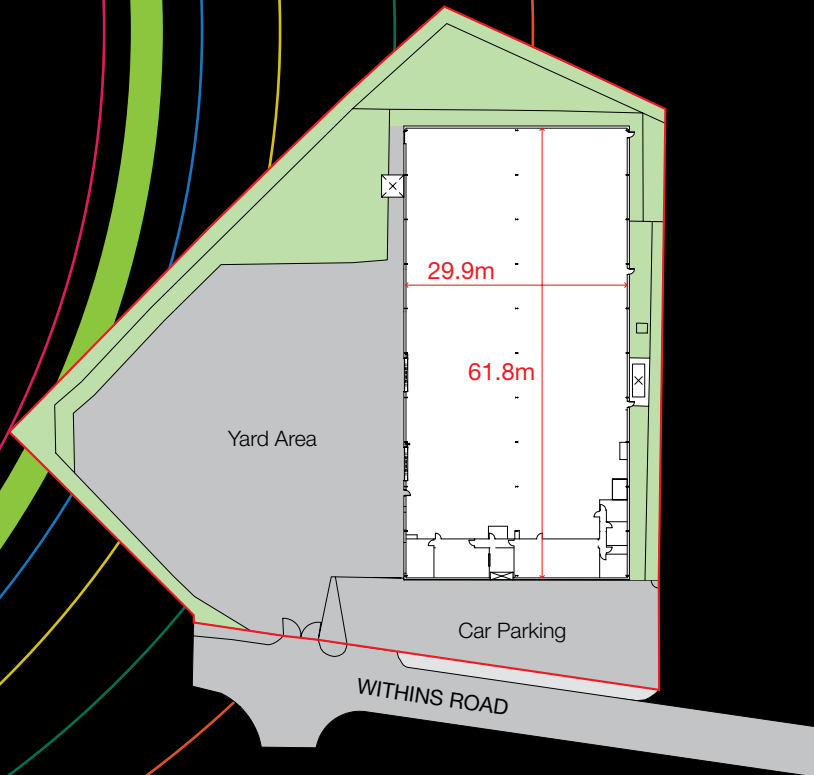
All terms quoted are subject to VAT at the prevailing rate.

VIEWING

Please contact the joint agents;

Jonathan Thorne
jonathan.thorne@cbre.com

Dean Young
dean@littlerandassociates.co.uk



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. Subject to contract. Date of publication February 2010.