

withins point



www.withinspoint.co.uk

UNIT 6 WITHINS ROAD
HAYDOCK INDUSTRIAL ESTATE
HAYDOCK WA11 9UD

Junction 23 M6 Motorway

Prominent Detached Warehouse / Industrial Unit

24,016 SQ FT (2,231.09 SQ M)



TO LET / FOR SALE

- Visible from A580 (East Lancs Road)
- Substantial yard area & extensive parking
- 7.6m Eaves Height / 9.5m to apex
- High office content / laboratory area
- Insulated cladded roof incorporating translucent rooflights
- Part sprinklered
- Substantial power supply



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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 modern 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 6 benefits from the following specification.

- Substantial power supply
- High office content / laboratory area
- Extensive car parking to front elevation
- Yard area to rear
- Wall mounted heaters to warehouse
- Passenger lift



ACCOMMODATION

	Sq ft	Sq m
Warehouse	17,198	1,597.69
Ground Floor Offices	3,409	316.70
First Floor Offices	3,409	316.70
Total	24,016	2,231.09

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 £97,000 (2010)

VAT

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

VIEWING

Please contact the joint agents;



Jonathan Thorne
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Dean Young
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