

Millfield Lane,  
Haydock Industrial Estate,  
WA11 9UT

# MILLFIELD BUSINESS PARK



TO LET/  
MAY SELL

**UNIT 2 & 3** Industrial / Warehouse  
**3,969 – 8,256 sq ft**

**OFFICES**  
**3,337sq ft**

Total available is **11,593 sq ft**  
including offices and Units 2-3



## DESCRIPTION

The Estate provides a variety of flexible accommodation, including:

- Workshop/ Industrial Units
- Office Suites
- Yards

Generally the units provide the following specification:

- 7m/4.4m Eaves height
- Steel portal /brick construction
- Excellent location
- 3 Phase power supply
- Male/Female wc facilities
- Secure yard area

## UNITS 2 & 3

Industrial/ warehouse units available as a whole or can sub-divide to provide two units of 4,287 sq ft and 3,969 sq ft. Unit 3 benefits from an additional mezzanine of 1,271 sq ft. Available for sale (freehold) or on a new lease for a term of years to be agreed.

## OFFICES

Self-contained offices of 3,337 sq ft are available if required to suit an occupiers requirements. Available for sale (freehold) or on a new lease for a term of years to be agreed. (Potential conversion to light industrial)

## ACCOMMODATION

	SQ FT	SQ M	
UNIT 1	7,382	685.8	LET
UNIT 2	4,287	398.3	AVAILABLE
UNIT 3	3,969	368.7	AVAILABLE
Plus mezzanine floor	1,271	118.1	AVAILABLE
OFFICES	3,337	310	AVAILABLE





## LOCATION

The Unit is situated on Millfield Lane which links Directly to the A580 East Lancs close to its intersection with the M6 motorway at Junction 23, and within 5 miles of the M6/ M62 intersection, therefore being easily accessible to the regional and national motorway network.

Millfield Lane is one of the main routes through the estate.

Haydock is one of the premier industrial locations in the north-west, strategically located mid-way between Manchester and Liverpool. Haydock Industrial Estate is an established industrial location, the estate major occupiers, including Costco, Sainsbury's, Booker, The Book People and Palmer & Harvey.

M6 Junction 23	2 mins	1 mile
Warrington	18 mins	9 miles
Manchester	25 mins	19 mile
Liverpool	30 mins	15 miles
Port of Liverpool/ Docks	30 mins	14 miles
Liverpool Airport	31 mins	16 miles
Manchester Airport	26 mins	22 miles





## TERMS

Rent/ Price on application.

## EPC

A copy of the EPC is available upon request.



## FURTHER INFORMATION

Please contact the sole agents for further information and viewing arrangements.

**Tracy Myers**

E [tracy@littlerandassociates.co.uk](mailto:tracy@littlerandassociates.co.uk)

**Jennifer Douglas Littler**

E [jennifer@littlerandassociates.co.uk](mailto:jennifer@littlerandassociates.co.uk)

**Andrew Littler**

E [andrew@littlerandassociates.co.uk](mailto:andrew@littlerandassociates.co.uk)

**Thomas Marriott**

E [thomas@b8re.com](mailto:thomas@b8re.com)

**Alex Perratt**

E [alex@b8re.com](mailto:alex@b8re.com)

**Jon Thorne**

E [jon@b8re.com](mailto:jon@b8re.com)



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2024.  
RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)