

Industrial Warehouse Facility to Let

Unit 3, Golborne Point, Haydock, WA3 3UL



60,475 sq. ft. (5,618 sq. m.)

Plus 8,997 sq. ft. (835.84 sq. m.)

Modular Warehouse



8 metre eaves height



2 Level access loading doors



4 Dock level loading doors



2 Storey offices



Yard areas with parking

0161 228 1001
avisonyoung.co.uk

Industrial Warehouse Facility

Unit 3, Golborne Point, Haydock, WA3 3UL

Location:

The property is situated on Ashton Road in Golborne less than 1 mile North of the A580 East Lancashire Road which in turn provides access to J23 of the M6 motorway approximately 2.5 miles West.

Description:

The property forms part of a detached warehouse facility set within a fully fenced, secure site benefitting from the following specification:

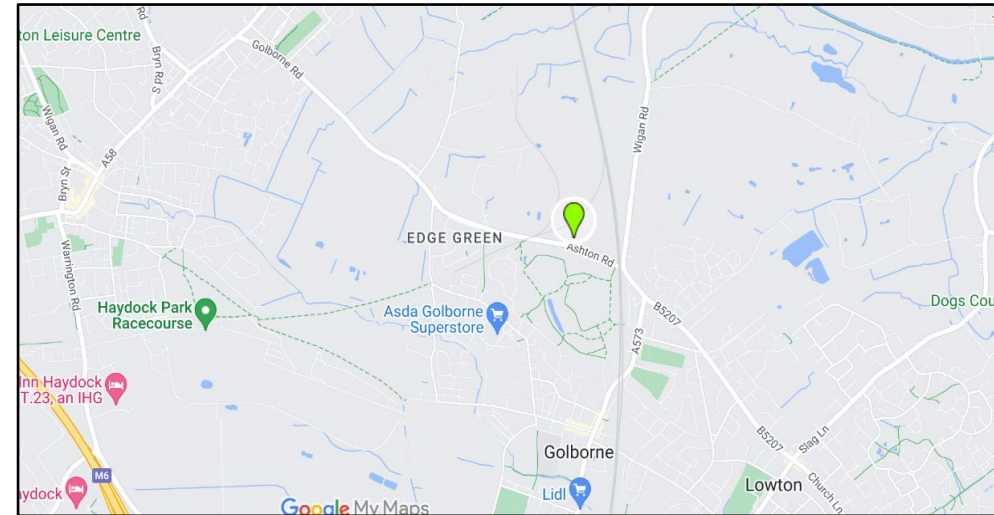
- Additional modular warehouse of 8,997 sq. ft.
- 8m eaves height
- 4 dock and 2 level access loading doors
- Two storey offices
- 2 separate yard areas for loading and car parking

Terms:

The accommodation is available by way of a sub-lease or assignment for a term of years and rent to be agreed.

Business Rates:

The tenant will be responsible for payment of business rates direct to the Local Authority.



Accommodation:

Unit	Sq. Ft.	Sq. m.
Unit 3	60,475	5,618
Modular Warehouse	8,997	835
Total	69,472	6,453

VAT:

VAT if applicable will be charged at the standard rate.

ECP:

Available on request.

Viewing:

By appointment with Avison Young

For further information and viewings

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