

UNIT



J23 M6, HAYDOCK,  
WA11 9FT



MARLBOROUGH  
WAY

## HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT

18,037 SQ FT (1,675.6 SQ M)



INCLUDES  
2 STOREY OFFICES



LARGE SECURE  
CONCRETE YARD



7M EAVES HEIGHT



SUPERB ACCESS  
A580 / J23 M6, HAYDOCK



# MARLBOROUGH WAY

J23 M6, HAYDOCK



Sat Nav **WA11 9FT**  
///likely.charmingly.eager

Route from the A580

## LOCATION

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 with major occupiers including, Costco, Sainsbury's, Booker and Pyroguard UK Limited.

The property is within 1 mile of junction 23 of the M6 motorway with the M57 & M58 within easy reach and the junction of the M6 and M62 intersection being approximately 5 miles to the south.

The subject property is situated on Marlborough Way. Marlborough Way is accessed via Andover Road, which in turn links into Millfield Lane, the principal estate road providing direct access to the A580 and junction 23 of the M6 bringing local conurbations including St Helens, Wigan & Warrington within easy reach

Haydock is considered to be a prime location for industrial warehouse occupiers attracting major occupiers.



## SUPERB ACCESS

### A580 / J23 M6, HAYDOCK

## DRIVE TIMES

M6 Junction 23	4 mins	1.5 miles
St Helens	10 mins	3 miles
Wigan	15 mins	6 miles
Warrington	19 mins	8 miles
Manchester	23 mins	19 miles
Liverpool	30 mins	15 miles
Port of Liverpool/ Docks	30 mins	14.5 miles
Liverpool Airport	31 mins	16 miles
Manchester Airport	28 mins	22 miles



## MARLBOROUGH WAY

J23 M6, HAYDOCK

### DESCRIPTION

The property comprises a modern detached industrial unit with a two-storey office block to the front elevation. The unit extends to 18,037 sq ft and is of steel portal frame construction under a profile steel clad roof.

The building is of a modern design with specification including full height metal clad elevations, narrow aisle racking system accommodating approx. 1,400 standard UK pallets, eaves height of 7m, two level access loading doors, fully fitted two storey offices, generous car parking to the front and large secure self-contained concrete yard area.



### SPECIFICATION



LARGE YARD



LEVEL LOADING



SELF CONTAINED SITE



EXCELLENT ACCESS  
J23 M6 & A580



NEWLY REFURBISHED



NARROW ISLE  
RACKING SYSTEM





MARLBOROUGH  
WAY

J23 M6, HAYDOCK

## ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice and provides the following approximate net internal areas:

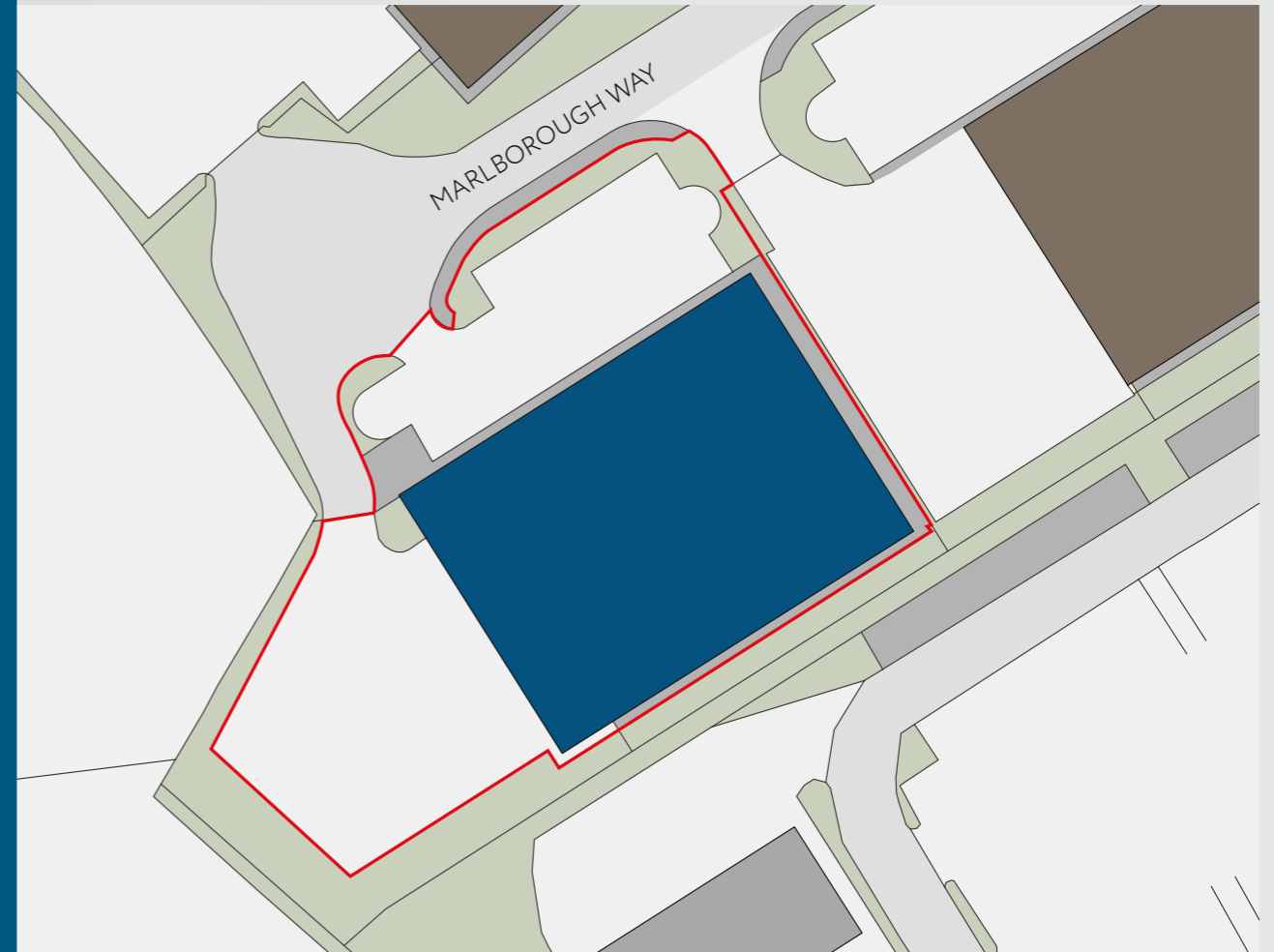
	SQ FT	SQ M
Ground/1st floor offices/amenities	2,100	195.1
Warehouse	15,937	1,480.5
Total	18,037	1,675.6



# HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT



18,037 SQ FT (1,675.6 SQ M)





MARLBOROUGH  
WAY

J23 M6, HAYDOCK

SITUATED ON THE ESTABLISHED HAYDOCK INDUSTRIAL ESTATE  
WITH EXCELLENT ACCESS TO THE M6



TO WARRINGTON AND SOUTH >

< TO PRESTON AND NORTH

A580 East Lancs Rd

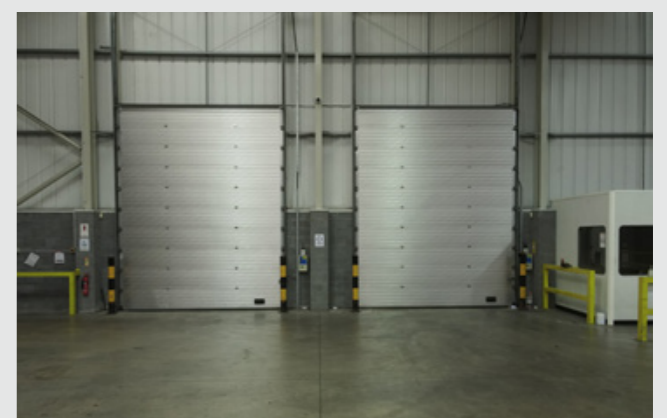
ANDOVER ROAD

MARLBOROUGH WAY

### LOCAL OCCUPIERS

1. Falcon Panel products
2. Terma Products
3. Palletline
4. Costco
5. Enviropacks Ltd
6. Sainsburys Distribution
7. Movianto UK
8. Booker Distribution Centre
9. MVG Industries UK
10. Pyroguard UK Limited

  
**MARLBOROUGH  
WAY**  
J23 M6, HAYDOCK





## MARLBOROUGH WAY

J23 M6, HAYDOCK

### TERMS

The unit is available to let by way of a new FRI lease for a term of years to be agreed. Rent on application

### LEGAL COSTS

Each party will be responsible for their own local costs.

### EPC

An Energy Performance Certificate is available on request.

### CONTACT

Strictly by prior appointment with the sole agents.

Manchester

**Andrew Littler**  
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