



nassau

BUSINESS PARK

BAHAMA ROAD, HAYDOCK, WA11 9XB

TO LET

UNIT 1

5,214 SQ FT (484.4 SQ M)





SAINSBURY'S DISTRIBUTION

MOVIAN TO

TO MANCHESTER

J23

M6

BOOKER

OAK TYRES

PYROGAURD

LAW DISTRIBUTION

COSTCO

A580 - EAST LANCASHIRE RD

OAK TYRES

TO LIVERPOOL

UNIT 1



LOCATION

Haydock is considered one of North West’s premier Industrial locations due to its strategic connectivity situated at the intersection of the M6 (junction 23) and the A580 dual carriageway (East Lancs Road), almost midway between the cities of Manchester (18 miles) and Liverpool (16 miles).

Nassau Business Park is located on Bahama Road off North Florida Road, within Haydock Industrial Estate an established industrial location with immediate access to the A580 East Lancs Road and Junction 23 (M6) within a 1.5miles.

Major local occupiers include Amazon, Kelloggs, Costco and J.Sainsburys.

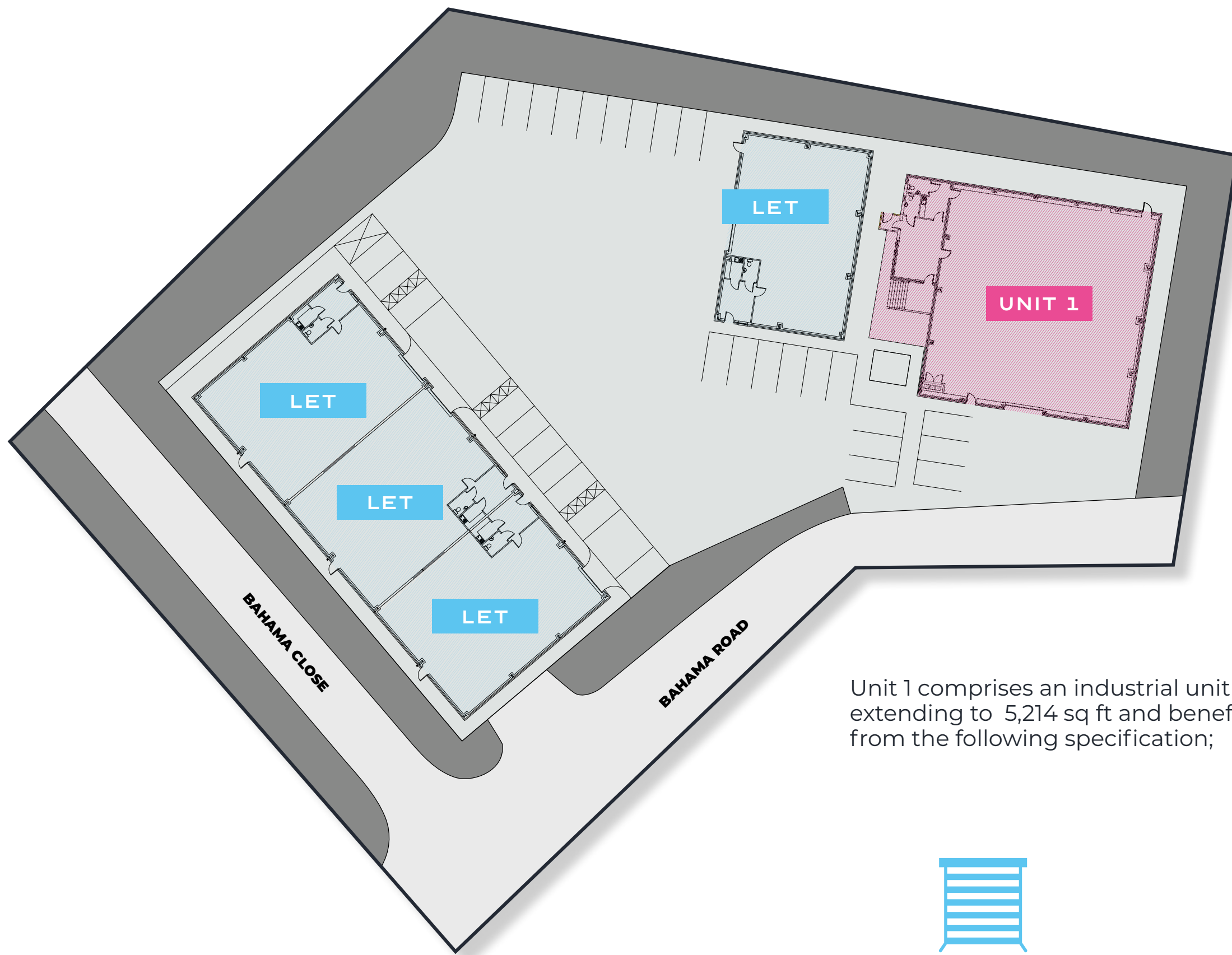


AERIAL

LOCATION

DESCRIPTION /SPECIFICATION

FURTHER INFORMATION



Unit 1 comprises an industrial unit extending to 5,214 sq ft and benefits from the following specification;



ELECTRICALLY OPERATED
LEVEL ACCESS LOADING
DOOR 3.66M X 3.69M



3M TO UNDERSIDE
OF HAUNCH



6.1M TO APEX

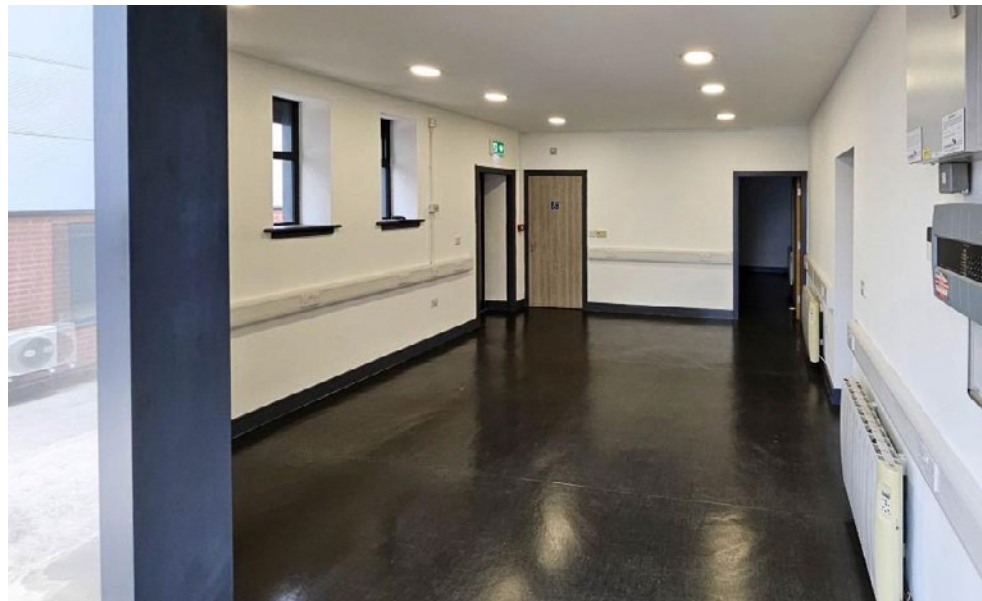
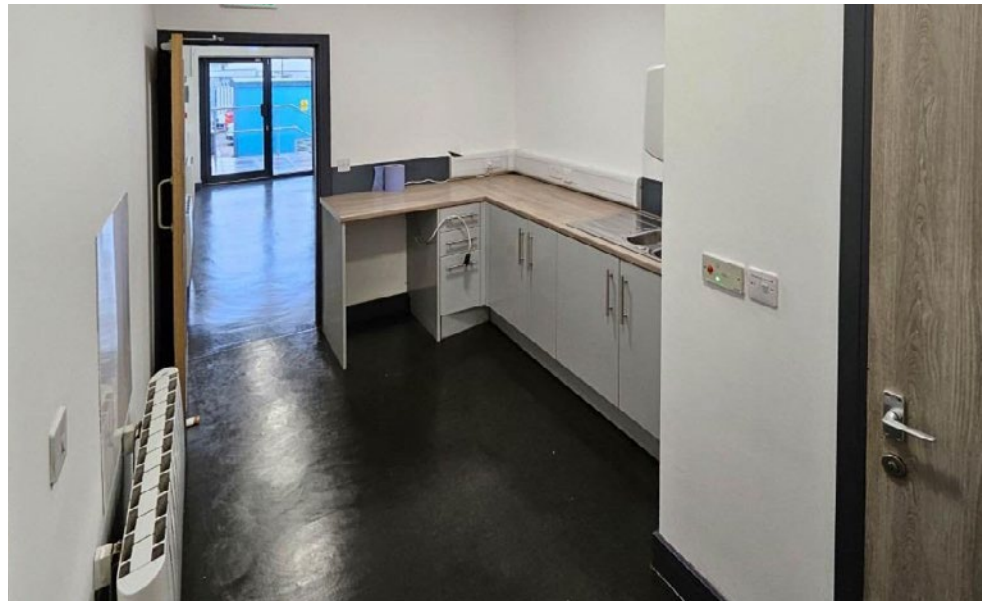


CLEAR SPAN
WAREHOUSE



OFFICE/AMENITY BLOCK
EXTENDING TO 459 SQFT





FURTHER INFORMATION

TERMS

Units are available by way of a new Full Repairing and Insuring lease on terms to be agreed.

VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

PLANNING

B1,B2 and B8 uses.

BUSINESS RATES

We would recommend that interested parties make their own enquiries with the local authority.

EPC

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FURTHER INFORMATION

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