



BOSTON PARK
DIXON CLOSE, HAYDOCK, WA11 9SF

FOR SALE

**REFURBISHED
SINGLE STOREY
INDUSTRIAL UNIT**

- > EAVES HEIGHT 4.7 METRES
- > THREE LEVEL LOADING DOORS TO THE WEST AND ONE TO THE SOUTH
- > SELF-CONTAINED WITH YARD / PARKING
- > OFFICES AND WELFARE AREAS

moorfields





BOSTON PARK

DIXON CLOSE, HAYDOCK, WA11 9SF

LOCATION

The unit is located in the established Haydock industrial area and benefits from excellent transport links being within close proximity to the heart of the region's motorway network which provides access to 2.5m people within 30 minutes drive, making it one of the most accessible locations in the country.

Junction 23 of the M6 is just 0.2 miles away.



SAT NAV: WA11 9UR



BOSTON PARK
DIXON CLOSE, HAYDOCK, WA11 9SF



DETACHED INDUSTRIAL BUILDING OF PORTAL FRAME CONSTRUCTION, WITH EAVES HEIGHT OF 4.7M.



ELEVATIONS RECENTLY RE-CLAD WITH MODERN STEEL PROFILE CLADDING.



TWO LEVEL ACCESS LOADING DOORS TO THE WEST (REAR) OF THE PROPERTY AND ONE TO THE SOUTH (SIDE).



SELF-CONTAINED WITH YARD / PARKING TO THE FRONT AND BACK OF THE SITE.





BOSTON PARK

DIXON CLOSE, HAYDOCK, WA11 9SE

TO LIVERPOOL

A580 EAST LANCASHIRE ROAD

AIMA FOODS

ALPHA GOMMA



NORTH WEST
AMBULANCE SERVICE

INITIAL WASHROOM
HYGIENE

RHYS DAVIES
LOGISTICS

BRIGGS

MICHELDEVER

BLACKBURNS METALS

TO MANCHESTER

EMPRESS BUSINESS PARK



JUST 0.2 MILES
FROM JUNCTION
23 OF THE M6.



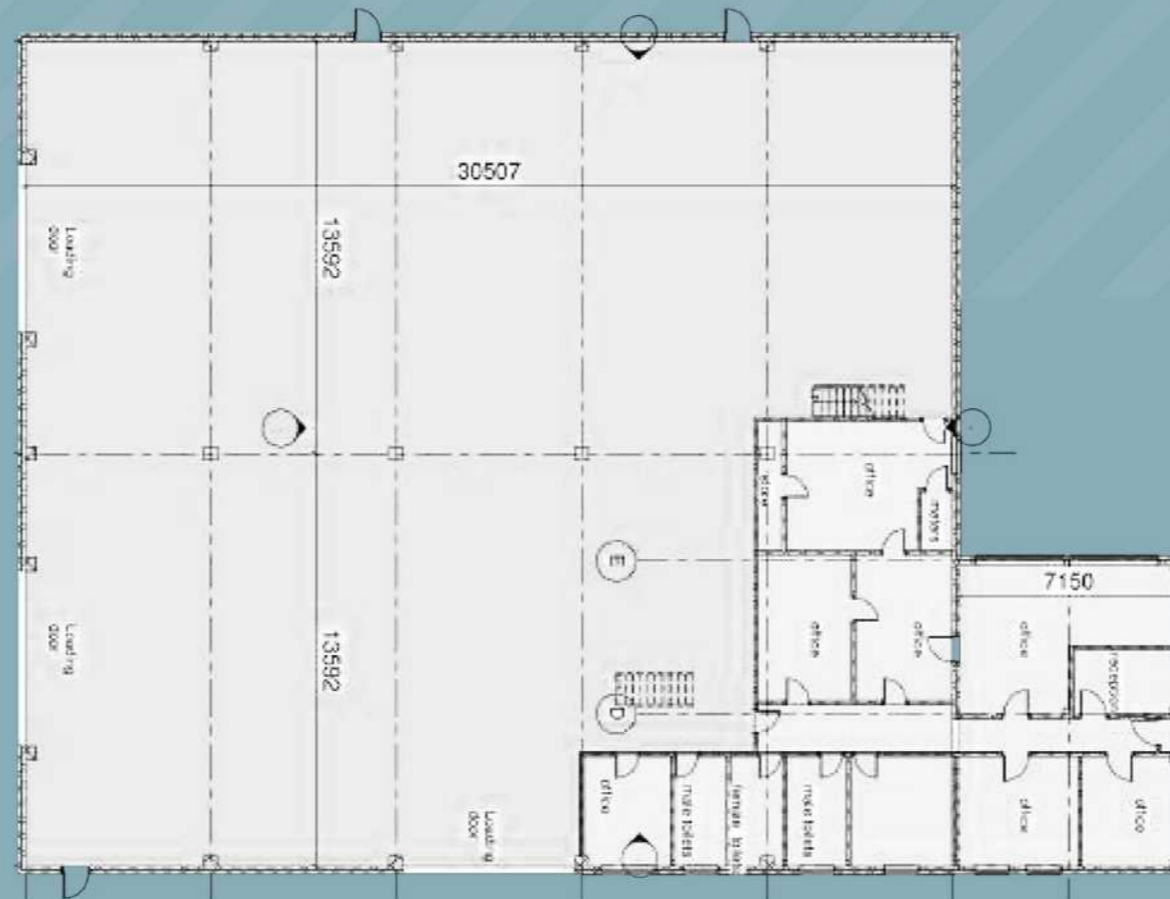
BOSTON PARK

DIXON CLOSE, HAYDOCK, WA11 9SF

ACCOMMODATION

The approximate internal floor areas measured GIA (unless otherwise stated) are as follows:

	SQ FT	SQ M
Warehouse (Including ancillary offices of 1,150 sq ft / 106.83 sq m)	8,999	836.01
Mezzanine	1,342	124.67
Single storey offices	706	65.49
TOTAL	11,047	1,026.27



SITE AREA

The property has a total site area of 0.52 acres (0.21 ha).



BOSTON PARK

DIXON CLOSE, HAYDOCK, WA11 9SF

EPC

The property has an EPC energy efficiency rating of C (69) A copy of the EPC is available on request.

VAT

We understand this property registered for VAT. VAT will therefore be payable on the purchase.

FURTHER INFORMATION

For further information please contact the agents:



James Goode
James.Goode@avisonyoung.com
0161 228 1001

Kipp Harden
kipp.harden@avisonyoung.co.uk
0161 228 1001

For sale by administrators.



Avison Young
11 St James's Square,
Manchester M2 6DN

PRICE

Purchase price on application.

Tenure

Freehold.



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. July 2019. RB&Co 0161 833 0555. www.richardbarber.co.uk