



## Unit 4 & 5 Arrox Business Park

Haydock Lane, Haydock WA11 9FX

Industrial Premises

603.00 sqm (6,491 sqft) plus secure yard

**£Rent** on application

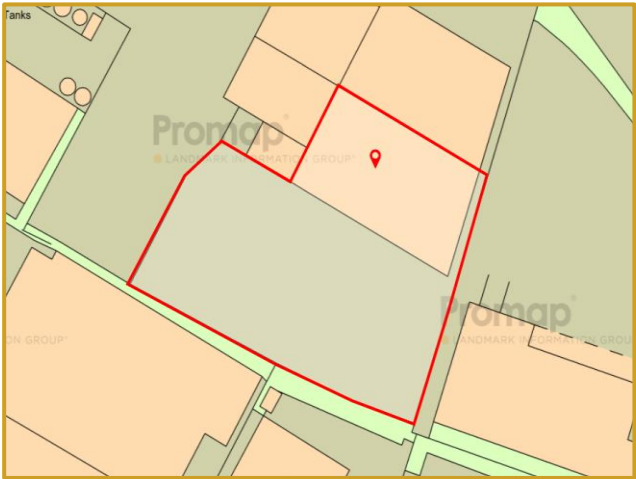
- Excellent open span unit with minimum head clearance of 4.5 metres
- Large surfaced and enclosed yard
- Office & welfare facilities
- Excellent connectivity to regions motorway network and arterial roads

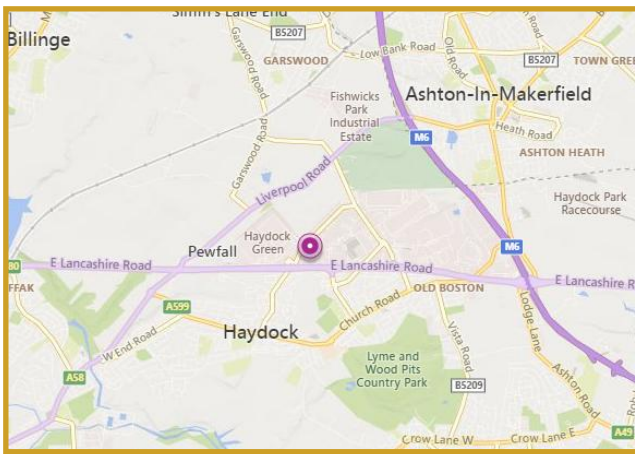
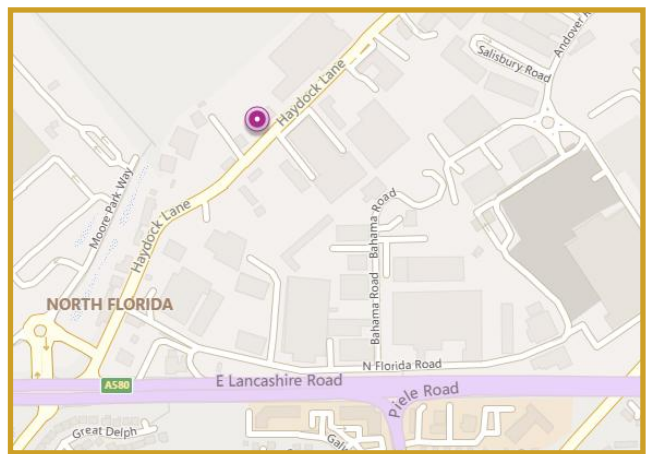
# To Let

**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)





## Location

The business park is situated on the popular Haydock Industrial Estate with frontage to Haydock Lane which connects to the A580 East Lancashire Road within approximately 600 yards of the subject. The units are ideally located for connectivity purposes being just a short drive from both J23 and J24 of the M6 motorway. Other occupiers in the locality include primarily commercial users such as trade counters, warehouses, manufacturing space, workshops and similar.

## Description

The subject unit offers a clear span, regular shaped workshop/industrial unit along with welfare facilities and office space. Internally the accommodation provides for well lit workshop space accessed via a number of mechanically operated up and over roller shutter access doors. Externally is a surfaced, securely gated and fenced yard area.

## Services

We understand the unit benefits from mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

Unit 4 & 5 extends to provide a gross internal floor area of circa 603 sqm (6,491 sqft). Externally the unit provides for a yard extending to 0.397 acres or thereabouts.

## Rating

|                      | Rateable Value | Estimated Rates Payable |
|----------------------|----------------|-------------------------|
| Warehouse & Premises | £50,000        | £21,600 p.a.            |

## Terms

The premises are available to let on a full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

## Rental

On application.

## Planning

The unit benefits planning consent under Use Class E of the Town and Country Use Class Order incorporating such uses as workshop, warehousing, distribution etc. For the avoidance of doubt interested parties should make their own enquiries with St Helens Planning Department to ensure that their proposed use for the property is permitted under the present consent.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be charged at the prevailing rate. Your legal adviser should verify.

## Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

## EPC

The unit has an Energy Performance Rating of C-68 valid until July 2032

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to Contract

Ref: AG0915

Oct 2026

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800



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### Subject to contract

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