



FOR SALE

Freehold Office / Business Unit
Haydock Lane, St Helens, WA11 9UY

SW
Sanderson
Weatherall



Summary

- Two Storey Office / Business unit
- Located on the established Haydock Industrial Estate in St Helens
- NIA of 5,331 Sq Ft
- Site Area of 0.16 Hectare (0.41 Acres)
- Front and Side Parking / Yard areas
- Opportunity to convert back to Hybrid Warehouse / Office
- Held Freehold under Land Registry Title Number MS91822 & MS283418
- Available For Sale
- **Guide Price £600,000 (STC)**



Description

The property comprises a two storey office building situated within the established Haydock Industrial Estate.

The building is of steel portal frame construction and was originally constructed as a warehouse with two storey offices but has subsequently been converted to offices throughout.

The ground floor comprises an entrance reception, a large open plan office together with various partitioned offices, WC's and a staff kitchen. The office accommodation is of a good specification with carpeted floors, perimeter trunking, painted plaster walls and suspended ceiling incorporating category II lighting and air conditioning.

To the south of the building there is surfaced car parking for c. 12 vehicles with additional land to the west providing additional parking or yardage.

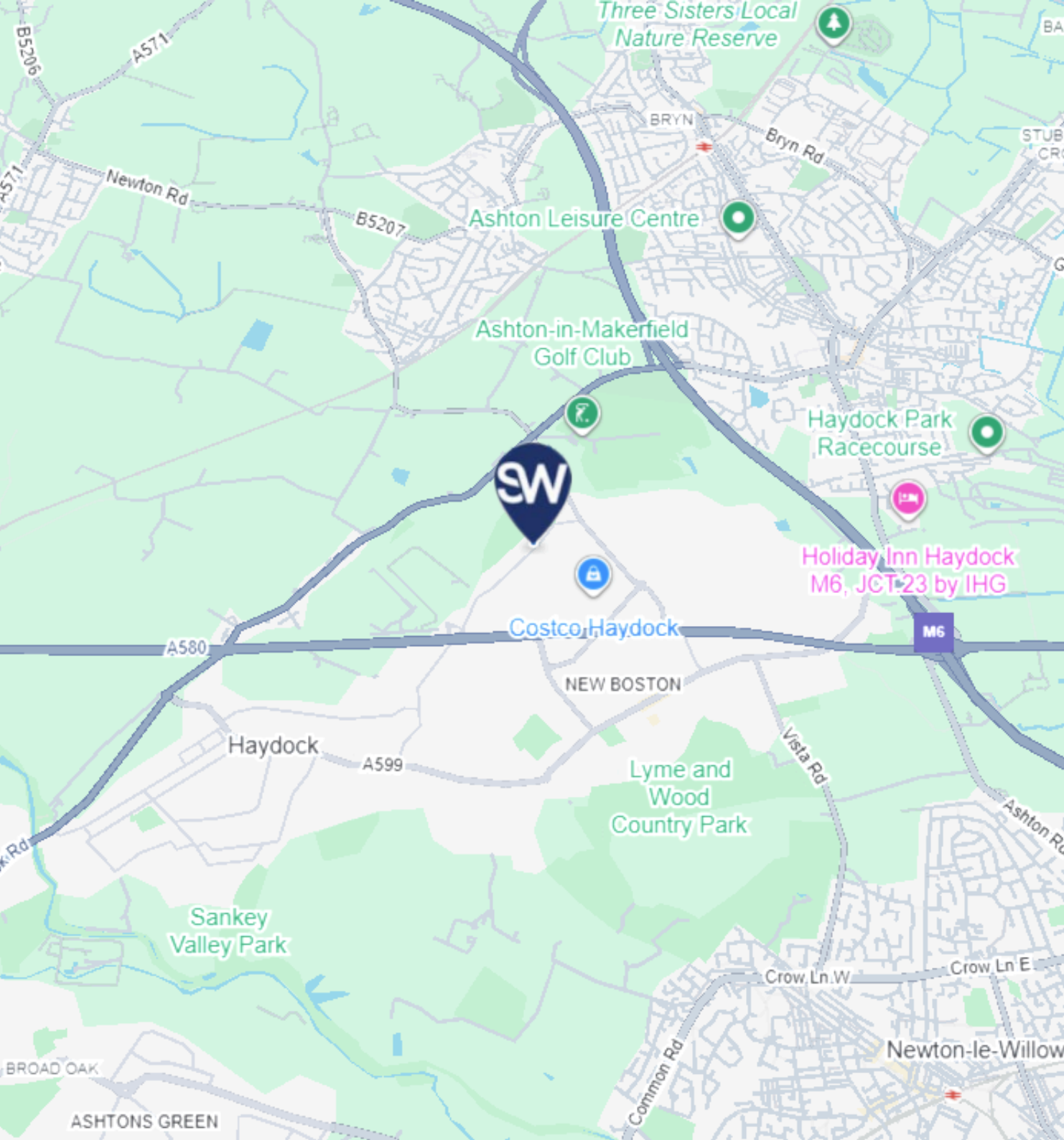
Accommodation

We have measured the property on a Net Internal Area (NIA) basis as below:-

Accommodation	Sq M	Sq Ft
Ground Floor	426.14	4,587
First Floor	69.11	744
Total	495.26	5,331

Site Area

Approx. 0.16 hectares (0.41 acres)



Location

The property is located on Haydock Lane, a prominent and well-established industrial area in Haydock, St Helens. The area benefits from excellent connectivity, being adjacent to the A580 East Lancashire Road and approximately 0.5 miles from Junction 23 of the M6 motorway, providing direct access to the regional and national motorway network.

The location is strategically positioned approximately equidistant between Manchester and Liverpool, and approx. 4 miles north of Warrington.

EPC

'C-51'. A full copy of the EPC is available upon request.

Tenure

Held Freehold under Land Registry Title Number MS91822 & MS283418

Business Rates

£37,000 (2023 Rating List)

Guide Price

£600,000 (VAT may be applicable)

In the case VAT is applicable it will be payable in addition to the purchase price at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing strictly by appointment only with the agent.
For further information please contact:-

Adam Marshall

0161 259 7027 | adam.marshall@sw.co.uk

David Murray

0161 259 7043 | david.murray@sw.co.uk

Tom Parker

0161 259 7021 | tom.parker@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

June 2025

SW

**Sanderson
Weatherall**