

# NEW INDUSTRIAL/WAREHOUSE UNITS

# TO LET

## FROM 2,150 - 24,000 SQ FT

Adjacent J23 M6 / A580 East Lancs Road

Available Early 2008



Boston Park

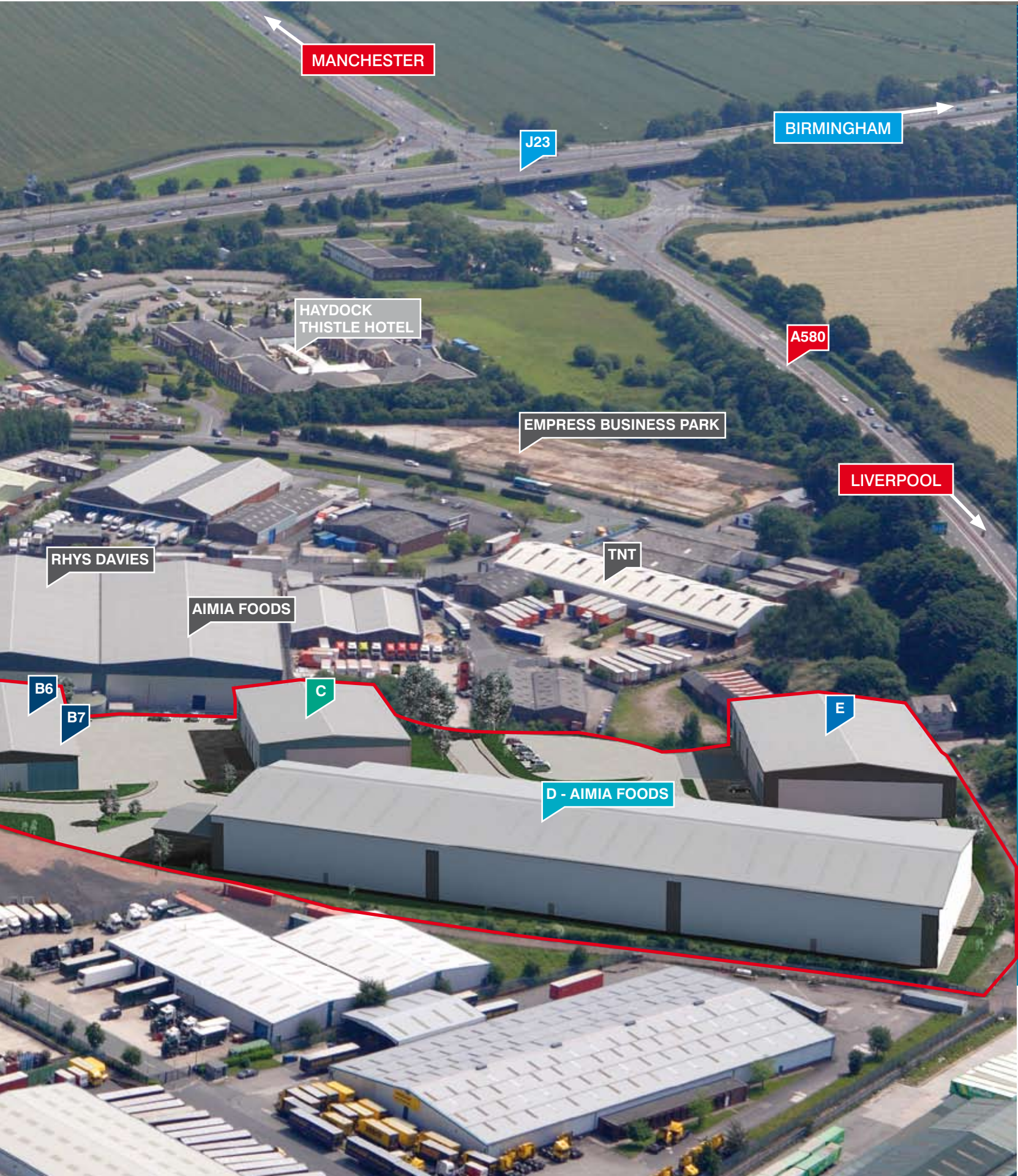
M6 - A580 Haydock



A Development by

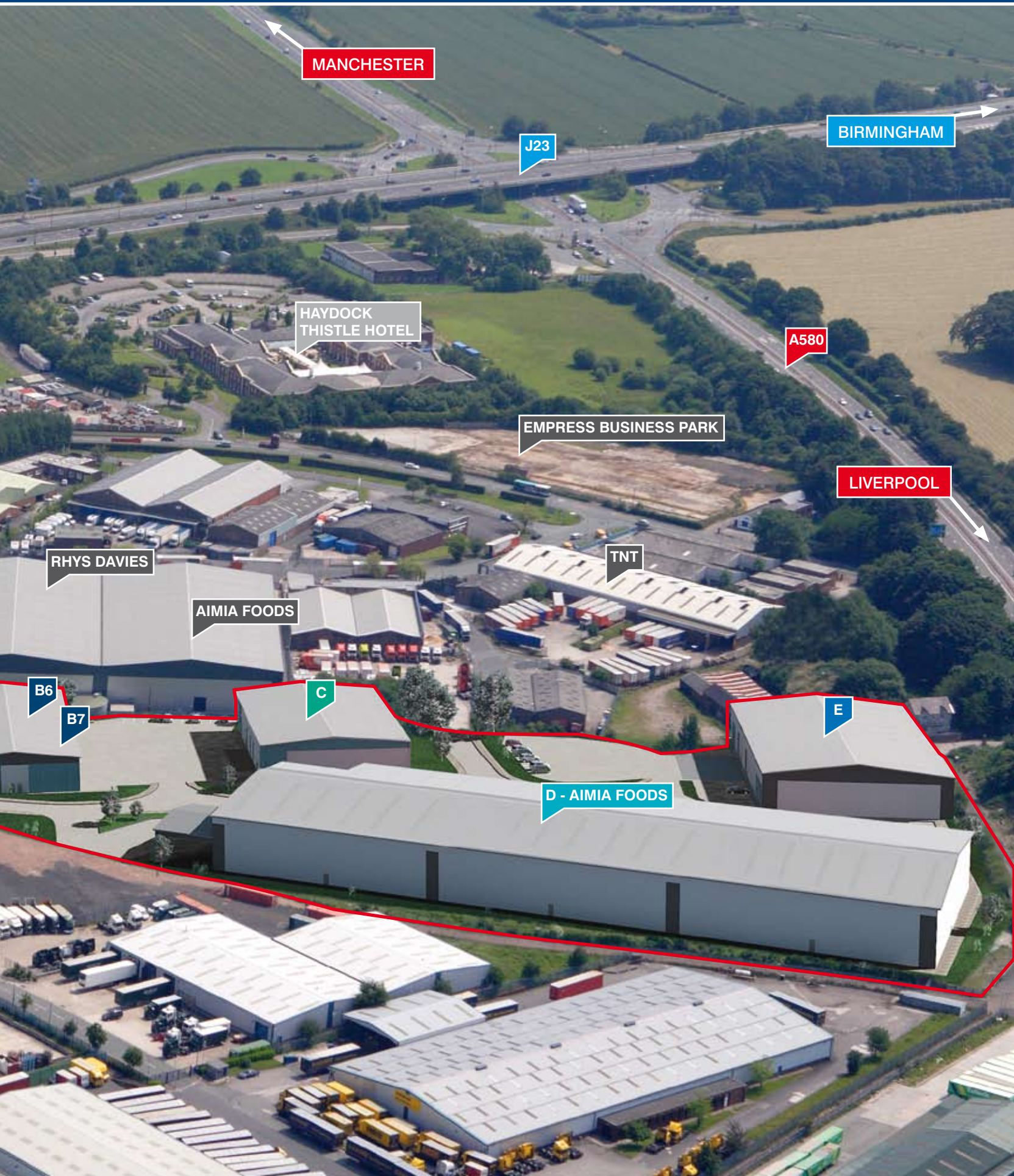
**MORLEY ESTATES**

PROPERTY DEVELOPMENT



# UNITS SIZES FROM 2,150 - 24,000 SQ FT







## TERMS

The premises are available on new full repairing and insuring leases for a term of years to be agreed.

## RENTAL

Upon application.

## ACCOMMODATION

UNIT	SQ M	SQ FT
A1	442	4,757
A2	442	4,757
TOTAL	884	9,514
A3	466	5,021
A4	466	5,021
TOTAL	932	10,042
A5	412	4,440
A6	412	4,440
TOTAL	824	8,880
B1	232	2,500
B2	200	2,150
B3	200	2,150
B4	232	2,500
TOTAL	864	9,300
B5	549	5,909
B6	362	3,897
B7	728	7,836
TOTAL	1,639	17,642
C1	1,988	21,400
D1	LET TO AIMIA FOODS	
D2	LET TO AIMIA FOODS	
D3	LET TO AIMIA FOODS	
E	2,229	23,993

## SPECIFICATION

Boston Park is a Major new Production/Industrial Distribution development by Morley Estates and will provide a range of modern units benefiting from the following specification;

- Steel portal frame construction
- 8.5m minimum headroom
- Concrete floor
- Pitched roof incorporating approximately 10% translucent roof lights
- Two storey offices including kitchen and WC facilities
- Electrically operated loading doors
- High bay sodium lighting to warehouse

Externally the development will provide secure external yard areas within a fenced and gated site.



**Boston Park**

M 6 - A 5 8 0 Haydock

## LOCATION

Boston Park is located in an established distribution location close to Junction 23 of the M6 Motorway and is situated directly adjacent to the East Lancs Road (A580).

The development benefits from being roughly equal distance from both Manchester and Liverpool conurbations with the A580 providing excellent connections east/west. The M6 provides quick access to the rest of the region and motorway network including the M62 Trans Pennine motorway accessible via junction 21A of the M6, which is approximately 5 miles to the south.



**Boston Park**

M6 - A580 Haydock



## VIEWING

For further information contact the joint letting agents

- CB Richard Ellis  
01925 754754 (jonathan.thorne@cbre.com)
  - Lambert Smith Hampton  
0161 228 6411 (jsullivan@lsh.co.uk)
- Alternatively contact the landlord
- Morley Estates  
07730 685748 (matt@morleyestates.com)



A Development by



**0161 929 1906**

www.morleyestates.com

**Lambert Smith Hampton**

**0161 228 6411**

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