Haydock Cross - Units 9 & 10

Kilbuck Lane, Haydock, WA11 9WG

Warehouse | 4,302 - 9,085 ft²

- Ground level loading area
- 5m eaves height
- Newly refurbished
- Three-phase power
- On-site security
- Close to the M6



Location & Connections

The property is strategically located adjacent to the A580 East Lancashire Road and within 1 miles of the M6 at Junction 23.

Haydock is a recognised location for distribution facilities in the North West being equidistance between Manchester and Liverpool and benefitting from excellent transport Networks throughout the Region.

Occupiers in the area include Sainsburys, Aimia Foods, Booker Belmont, Law Distribution, and Costco.











Description

Units 9 and 10 at Haydock Cross Industrial Estate and has been recently refurbished, the units offer a mid-terrace industrial warehouse premises with steel portal frame construction with steel profile cladding.

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Further information

EPC
Blank

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 9	Warehouse	4,302	Immediately	3,406	B
Unit 10	Warehouse	4,783	Immediately	3,786	B
Total		9,085			

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