Haydock Cross

Kilbuck Lane Haydock WA11 9WG

Warehouse | 10,638 - 22,418 ft²

- Modern integral offices
- 5m eaves height
- Recently Refurbished
- Three-phase electricity
- 24-hour on-site security
- Close to M6 J23 and A580



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 equidistant 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

Unit H2 is an end terrace industrial/distribution warehouse available on Haydock Cross Industrial Estate.

The unit is of steel portal frame construction, with steel profile cladding and a large private yard.

The unit also benefits modern integral offices and 24-hour security. (Internal photographs are indicative).

Further information

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 N2	Warehouse	11,780	Under offer	9,817	A
Unit H2	Warehouse	10,638	15/03/2027	8,422	B
Total		22,418			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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