



**HAYDOCK
CROSS**

UNIT O
HAYDOCK CROSS
INDUSTRIAL ESTATE,
KILBUCK LANE,
HAYDOCK WA11 9UX

TO LET
INDUSTRIAL / WAREHOUSE FACILITY
20,477 SQ FT (1,902.3 SQ M)



**6 METRE
EAVES**



**2 STOREY
OFFICES**



**24/7
ON SITE
SECURITY**



**LESS THAN 1
MILE TO J23 M6**



LOCATION

THE PROPERTY IS LOCATED WITHIN THE ESTABLISHED HAYDOCK CROSS INDUSTRIAL ESTATE, STRATEGICALLY LOCATED ADJACENT TO THE A580 EAST LANCASHIRE ROAD AND WITHIN 1 MILE 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 BENEFITING FROM EXCELLENT TRANSPORT NETWORKS THROUGHOUT THE REGION. OCCUPIERS IN THE AREA INCLUDE SAINSBURY'S, BOOKER BELMONT, THE BOOK PEOPLE AND COSTCO.



DESCRIPTION

THE UNIT OFFERS DETACHED SELF CONTAINED INDUSTRIAL WAREHOUSE PREMISES BENEFITING FROM THE FOLLOWING SPECIFICATION:

- **2 LEVEL ACCESS LOADING DOORS**
- **2 STOREY OFFICES**
- **6 METRE EAVES TO WAREHOUSE**
- **WELFARE/ KITCHEN FACILITIES**
- **STEEL PORTAL FRAME CONSTRUCTION WITH STEEL PROFILE CLADDING**
- **LESS THAN 1 MILE FROM J23 M6 & A580**
- **24/7 MANNED GATEHOUSE SECURITY & CCTV**

VAT

ALL PRICES ARE QUOTED EXCLUSIVE OF BUT MAY BE LIABLE TO VAT AT THE PREVAILING RATE.

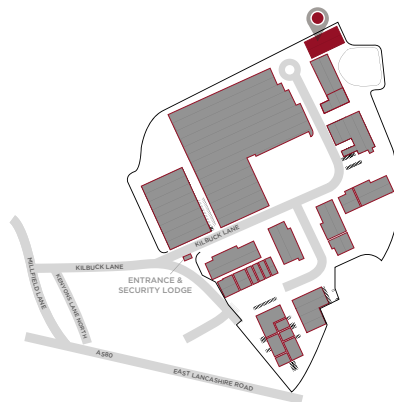
Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. Designed by Richard Barber & Company 0161 833 0555. March 2021.

GATEHOUSE SECURITY

THE ESTATE ALSO BENEFITS FROM SECURE PALISADE FENCING TO ITS ENTIRE PERIMETER, A BARRIER ENTRY AND EXIT SYSTEM WITH SECURITY GATEHOUSE, CCTV COVERAGE OVER THE ENTIRE ESTATE AND 24 HOUR SECURITY.

TERMS

THE UNIT IS AVAILABLE BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE ON TERMS TO BE AGREED WITH FURTHER DETAILS AVAILABLE UPON REQUEST.



EPC

AN EPC CERTIFICATE IS AVAILABLE UPON REQUEST.

LEGAL FEES

ALL PARTIES WILL BE RESPONSIBLE FOR THEIR OWN LEGAL COSTS INCURRED IN THE TRANSACTION.

BUSINESS RATES

WE ADVISE THAT ALL INTERESTED PARTIES MAKE ENQUIRIES TO THE LOCAL COUNCIL / RATING AUTHORITY.

VIEWING / FURTHER INFORMATION

PLEASE CONTACT THE JOINT AGENTS:



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