

# Haydock Cross - Unit N1

#### Kilbuck Lane Haydock WA11 9WG





### Description

Haydock Cross Industrial Estate and has been recently refurbished. The unit offers a mid terrace industrial warehouse premises with steel portal frame construction with steel profile cladding.

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.

#### Location

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

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

### **EPC**

EPC is available upon request.

### VAT

VAT will be payable where applicable.

#### **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.

## Viewing / Further Information

Please contact:

Mileway
Tristan Boulter
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01925 358160

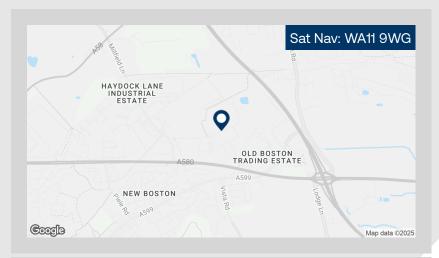
B8 Real Estate Thomas Marriott thomas@b8re.com 07769 250 494

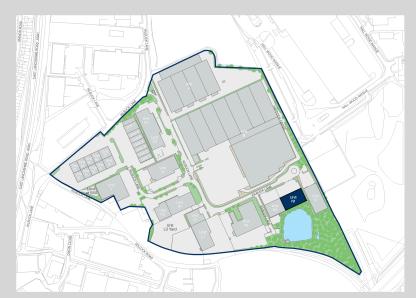
JLL

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit N1	Warehouse	17,785	Immediately
Total		17,785	

