

# Haydock Cross - Unit 10

Kilbuck Lane Haydock WA11 9WG





### Description

Unit 10 is located within the established Haydock Cross Industrial Estate and has been recently refurbished. 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 Ronan Evans northwest@mileway.com 01925 358160 B8 Real Estate Thomas Marriott thomas@b8re.com 07769 250 494

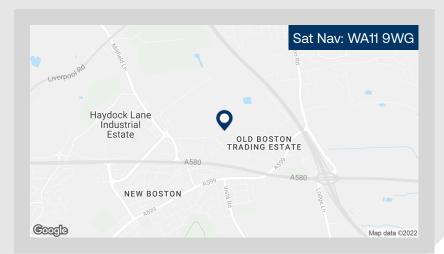
JLL

Ruth Leighton ruth.leighton@jll.com 07716 077 324 JLL

James Forshaw
James.Forshaw@jll.com
07714 693848

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 10	Warehouse	4,783	Immediately
Total		4,783	

