



UNITS 8, 16 & 17
HAYDOCK CROSS
INDUSTRIAL ESTATE,
KILBUCK LANE,
HAYDOCK WA11 9UX

## TO LET INDUSTRIAL / WAREHOUSE FACILITY 15,962 SQ FT (1,482.91 SQ M)













### 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.

# Ckpool Preston M62 M62 M60 M62 M60 Sheffield A6 Stoke-on Trent

### **DESCRIPTION**

THE UNIT COMPRISES THREE INDUSTRIAL
WAREHOUSE UNITS COMBINED BENEFITING FROM
THE FOLLOWING SPECIFICATION:

- FIVE LEVEL ACCESS LOADING DOORS ACROSS
  THREE ELEVATIONS
- EAVES HEIGHT CIRCA 5.1 METRES
- STEEL PORTAL FRAME CONSTRUCTION WITH STEEL PROFILE CLADDING
- LESS THAN 1 MILE FROM J23 M6 & A580
- 24/7 MANNED GATEHOUSE SECURITY & CCTV

THE UNIT HAS THE POTENTIAL TO BE SPLIT INTO THE FOLLOWING CONFIGURATIONS:

UNIT 8 5,716 SQ FT (531.03 SQ M)

UNIT 16 4,431 SQ FT (411.65 SQ M)

UNIT 17 5,815 SQ FT (540.23 SQ M)

TOTAL 15,962 SQ FT (1,482.91 SQ M)

### VAT

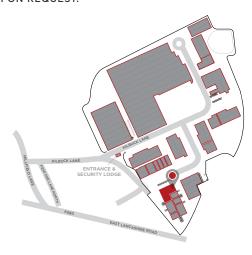
ALL PRICES ARE QUOTED EXCLUSIVE OF BUT MAY BE LIABLE TO VAT AT THE PREVAILING RATE.

### **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.



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. November 2020.

### **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 ENQUIRES TO THE LOCAL COUNCIL
/RATING AUTHORITY, , BUT IT IS OUR
UNDERSTANDING THAT THE CURRENT RATEABLE
VALUE FOR UNITS 8, 16 AND 17 IS £59,500.

## **VIEWING / FURTHER INFORMATION**

PLEASE CONTACT THE JOINT AGENTS:



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