



**HAYDOCK
CROSS**

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)



**5.1 METRE
EAVES**



**CAN BE
SPLIT
FROM 4,431
SQ FT**



**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 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

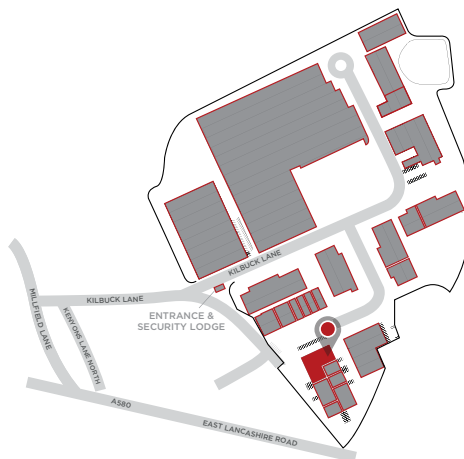
ALL PRICES ARE QUOTED EXCLUSIVE OF BUT MAY BE LIABLE TO VAT AT THE PREVAILING RATE.

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.



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:



THOMAS MARRIOTT
THOMAS@B8RE.COM
01925 320 520

JON THORNE
JON@B8RE.COM
01925 320 520



ROBERT KOS
ROBERT.KOS@EU.JLL.COM
0161 828 6417

JOHN WHITEHURST
JOHN.WHITEHURST@EU.JLL.COM
0161 828 6465