

# Haydock Cross, Unit N2

Kilbuck Lane Haydock WA11 9WG

Warehouse | 10,638 - 22,418 ft<sup>2</sup>



Level access loading door



5m eaves height



Recently Refurbished



Three-phase electricity



On-site security



Close to M6 J23 and A580

Available to Let



## Location & Connections

The property is strategically located adjacent to the A580 East Lancashire Road and within 1 miles of the M6 at Junction 23. Haydock is a recognised location for distribution facilities in the North West being equidistant between Manchester and Liverpool and benefitting from excellent transport Networks throughout the Region. Occupiers in the area include Sainsburys, Aimia Foods, Booker, Belmont, Law Distribution, and Costco.





## Description

Unit N2 is an end terrace, recently refurbished unit available on Haydock Cross Industrial Estate. The unit offers an industrial warehouse premises with steel portal frame construction, with steel profile cladding and a large private yard. The unit also benefits from a secondary parking/ storage area to the rear, and modern integral offices. (Internal photographs are indicative). The unit benefits from c. 9,534sf of open plan warehousing, and c. 2,246sf of modern offices.

## Further information

**EPC**  
Unit N2: D

**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.

## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit N2	Warehouse	11,780	Immediately
Unit H2	Warehouse	10,638	17/08/2026
<b>Total</b>		<b>22,418</b>	

[Book a viewing](#)

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