

UNIT 4, APEX INDUSTRIAL ESTATE, KILBUCK LANE, HAYDOCK, ST. HELENS, WA11 9SZ



11,510 Sq Ft (1,069.28 Sq M)

- **SELF CONTAINED UNIT**
- **SECURE SITE**
- **LARGE YARD CIRCA 0.57 ACRES**
- **DOCK LEVEL DOOR / DRIVE IN DOOR**



LOCATION

Apex Industrial estate is situated in a popular established industrial area close to the centre of Haydock, adjacent to the East Lancs Road and the M6.

The premises are located just off Kilbuck Lane, which is accessed via the main A580 East Lancs Road. The unit is located 16 miles North East of Liverpool City Centre and 20 miles West of Manchester City Centre

Motorway access is provided via Junction 23 of the M6 which is approximately 1 mile in distance.

DESCRIPTION

The property is a single bay warehouse of steel portal frame construction. The unit sits under a pitched roof profile steel supported by steel trusses. The height beneath the trusses is 8.22m and the unit benefits from translucent roof panels. The unit benefits from 2 dock level doors / drive in doors to the Northern elevation and also one level access electric shutter which backs onto the yard.

Internally the premises has office accommodation split into three separate rooms, located on the first floor accessed via a timber staircase. On the ground floor there is a fully fitted kitchen/canteen area, along with 2 W.C's.

Externally the unit benefits from a 0.45 acre concreted yard which is fenced all along the perimeter. The yard has multiple parking spaces and is accessed via a large metal gate at the end of the lane.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	11,128	1,033.84
First Floor Offices	382	35.56
Total Area	11,510	1,069.28

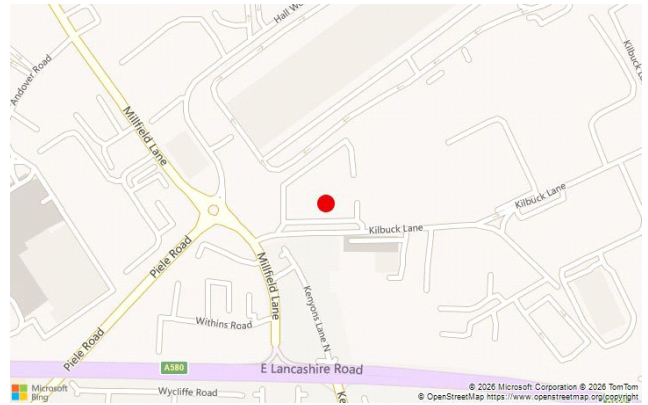
(Measurements to be confirmed)

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£120,000 per annum.



SERVICE CHARGE

£739.31 per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We understand the current rateable value to be £54,500 per annum.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the sole agents.
Nolan Real Estate

Contact: Harry Walters
Tel: 0161 763 0823 / 07442 288 568
Email: Harry.w@nolanrealestate.co.uk

Contact: Jonathan Pickles
Tel: 0161 763 0825 / 07469 153 718
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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract 2. They intend to give a fair description but neither Nolan Real Estate nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Real Estate has the authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract



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