

## Fully Refurbished Modern Industrial Warehouse Unit

Unit L1-L2, Haydock Cross, Kilbuck Lane, Haydock, WA11 9UX

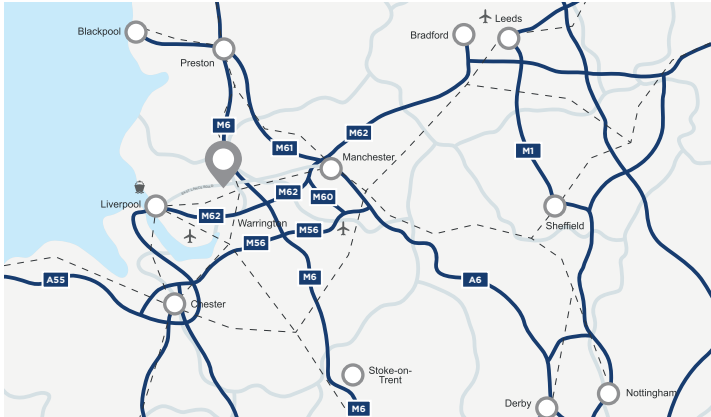


**37,204 SQ FT (3,456.24)**



- Large self-contained secure yard
- Less than 1 mile from J23 M6
- Portal frame construction
- Steel profile cladding
- Concrete floor
- Sodium high bay lighting
- All mains services connected
- Ground level loading doors





## 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 benefitting from excellent transport networks throughout the region.

Occupiers in the area include Palmer and Harvey, Booker Belmont, Costco, Sainsburys, Briggs Automotive & Wolseley UK.

## Description

Unit L1-L2 offers a modern refurbished industrial warehouse space, within a secure environment, with 24 hour manned security and controlled access from the main estate gate and benefits from:

- Portal frame construction
- Steel profile cladding
- Concrete floor
- Sodium high bay lighting
- All mains services connected
- Ground level loading doors

## Accommodation

Floor area are as follows:	Sq Ft	Sq M
L1 Warehouse	21,532	2,000.32
L1 Offices	4,011	372.62
<b>Sub Total</b>	<b>25,543</b>	<b>2,372.94</b>
L2 Warehouse	10,778	1,001.27
L2 Offices	883	82.03
<b>Sub Total</b>	<b>11,661</b>	<b>1,083.3</b>
<b>Total</b>	<b>37,204</b>	<b>3,456.24</b>

## Rent

On application.

## VAT

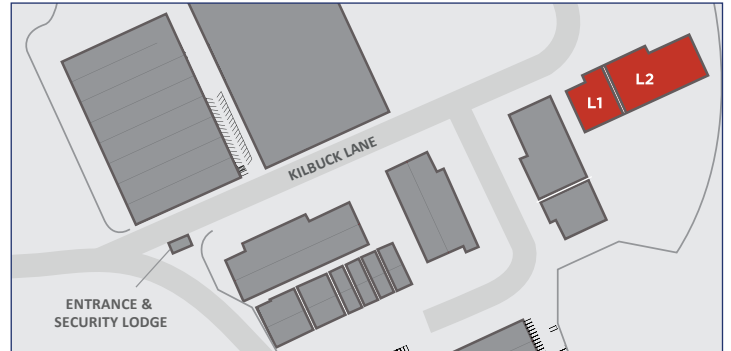
VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Terms

The unit is available on a new FRI Lease for a term to be agreed.



## VIEWING/ FURTHER INFORMATION

Please contact the Joint agents:

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