

E1 & E2 Haydock Cross Haydock

Recently refurbished
Warehouse
31,758 sq ft (2,950 sq m)

1,000 amp supply in Unit E2



Fully Refurbished



Single storey ancillary offices



Self-contained yard & car parking



On-site security & CCTV



2 level access loading door



Haydock Cross - E1 & E2

Kilbuck Lane Haydock WA11 9WG



Description

These standalone industrial warehouses are fully refurbished and benefit from steel portal frame construction, 5 m eaves and a two-level access loading door. The building includes single storey ancillary offices and Unit E2 offers 1,000 amp supply.

Externally, there is a self-contained yard and on-site parking. The property benefits from 24/7 manned gatehouse security & CCTV. The warehouse is recently refurbished and Units E1 and E2 can be let as one unit or individually.

Location

The property is located within the established Haydock Cross Industrial Estate and is strategically located adjacent to the A580 East Lancashire Road and is within 1 miles 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 Sainsburys, Booker Belmont, The Book People and Costco.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit E1 & E2	Warehouse	31,758	2,950	Immediately
Total		31,758	2,950	

Mileway