

**Mileway**

# Haydock Cross - Unit H1 Haydock

Available to Let  
Warehouse

21,401 sq ft ( 1,988 sq m )



UNITS  
G, L2, M, N1, N2, O  
UNITS  
G, H1-H2, J, K1, L1

**To Let**  
Warehouse - Haydock  
21,401 sq ft

Three-phase electricity



LED lighting



Self-contained yard



On-site security & CCTV



Single storey ancillary offices



Recently refurbished



# Haydock Cross - Unit H1

Kilbuck Lane Haydock WA11 9WG



## Description

Unit H1 is a newly refurbished semi-detached industrial warehouse premises benefitting from a steel portal frame construction, 5 m eaves and a large roller shutter door. The building includes ancillary offices, LED lighting and three-phase electricity supply. Externally, there is a self-contained yard and on-site parking. The property benefits from 24/7 manned gatehouse security & CCTV.

## 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 Sainsbury's, Booker Belmont, The Book People and Costco.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**  
**Ronan Evans**  
 northwest@mileway.com  
 01925 358160

**JLL**  
**Ruth Leighton**  
 ruth.leighton@jll.com  
 07716 077 324

## VAT

VAT will be payable where applicable.

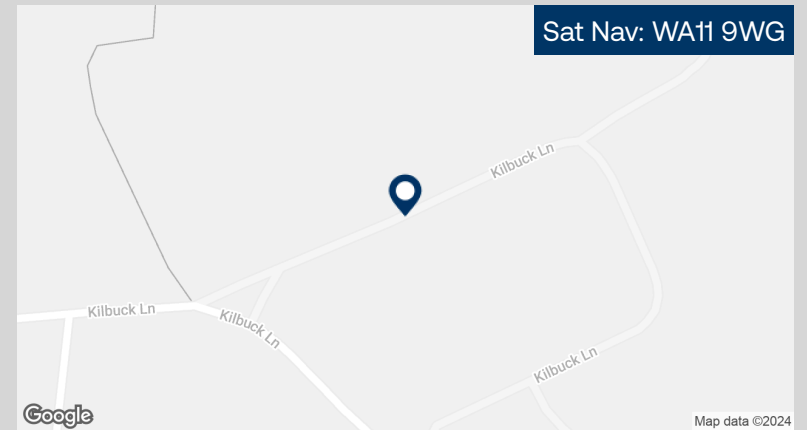
## Legal Costs

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

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com

Sat Nav: WA11 9WG



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit H1	Warehouse	21,401	1,988	Immediately
<b>Total</b>		<b>21,401</b>	<b>1,988</b>	

**Mileway**