

# Haydock Cross - Unit 8

### Kilbuck Lane Haydock WA11 9WG





## Description

Unit 8 is located within the established Haydock Cross Industrial Estate and is undergoing refurbishment. 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.

#### Location

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 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.

## VAT

VAT will be payable where applicable.

#### **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.

## Viewing / Further Information

Please contact:

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 B8 Real Estate

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 Thomas Marriott

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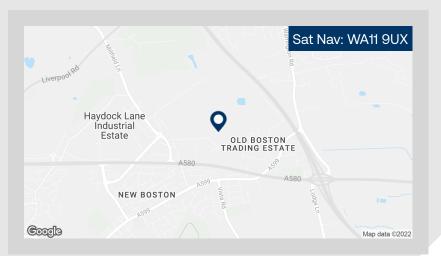
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 8	Warehouse	5,716	531	Immediately
Total		5,716	531	

