

Mileway

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.

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

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

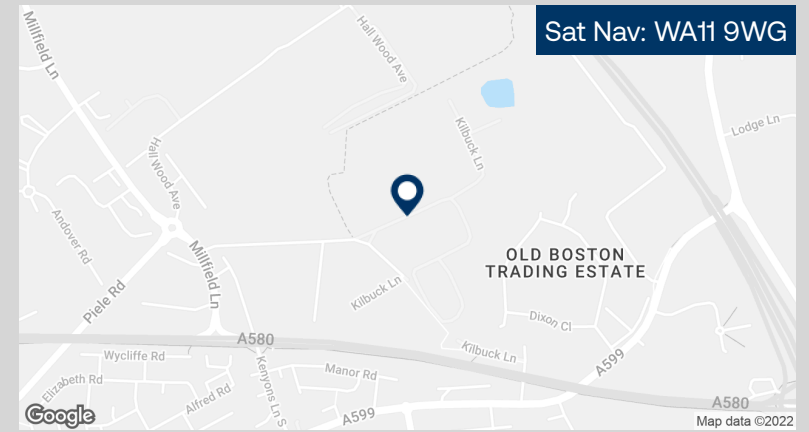
VAT

VAT will be payable where applicable.

Legal Costs

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

B8 Real Estate
Thomas Marriott
 thomas@b8re.com
 07769 250 494



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