

Mileway

Haydock Cross - Unit H1 Haydock

Available to Let
Warehouse

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



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 Sainsburys, 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.

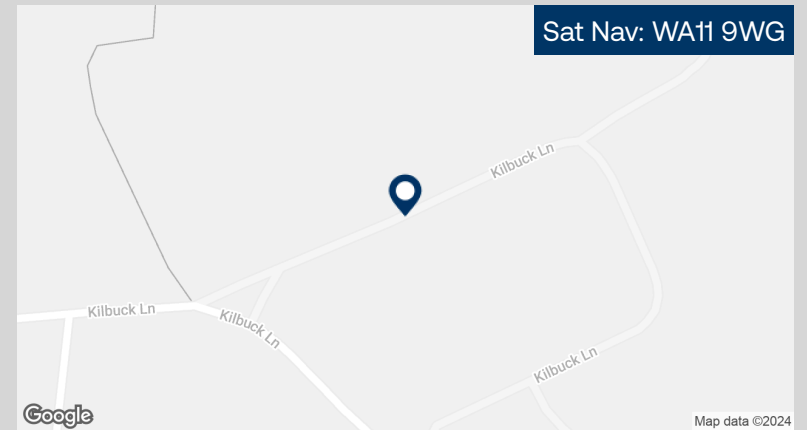
Legal Costs

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

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Sat Nav: WA11 9WG



Accommodation:

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

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