

Haydock Cross - Units 9 & 10

Kilbuck Lane Haydock WA11 9WG

Warehouse | 4,302 - 9,085 ft²



Level access loading door



5 m eaves height



Recently Refurbished



Three-phase electricity



On-site security

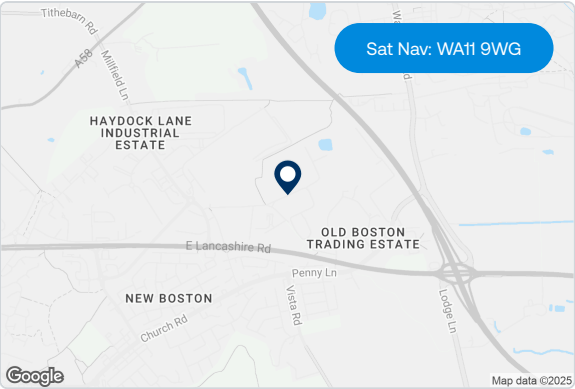


Close to M6 J23 and A580

Available to Let



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Description

Haydock Cross Industrial Estate has been recently refurbished. The units offers a mid terrace industrial warehouse premises with steel portal frame construction with steel profile cladding. 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, Aimia Foods, Booker Belmont, Law Distribution, and Costco.

Further information

EPC
Unit 9: B,
Unit 10: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 9	Warehouse	4,302	Immediately	3,675
Unit 10	Warehouse	4,783	23/03/2026	4,090
Total		9,085		

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