

# Haydock Cross - Units 9 & 10

Kilbuck Lane Haydock WA11 9WG

Warehouse | 4,302 - 9,085 ft<sup>2</sup>



Level access loading door



5 m eaves height



Recently Refurbished



Three-phase electricity



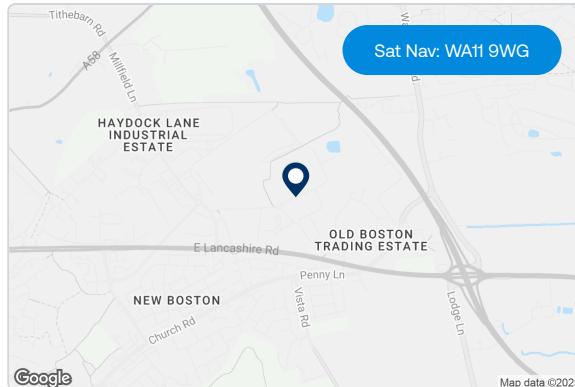
On-site security



Close to M6 J23 and A580

Available to Let





## Description

Haydock Cross Industrial Estate and 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.

## 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	

[Book a viewing](#)

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