

# 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



LastMileFirst | [mileway.com](https://mileway.com)



## Location & Connections

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.





## 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

**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
Unit 9	Warehouse	4,302	Immediately
Unit 10	Warehouse	4,783	23/03/2026
Total		9,085	

[Book a viewing](#)

**Tristan Boulter**  
Mileway  
northwest@mileway.com  
01925 358160

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

**Joe Bostock**  
JLL  
joe.bostock@jll.com  
0161 238 7224

**James Forshaw**  
JLL  
James.Forshaw@jll.com  
07714 693848

**Ruth Leighton**  
JLL  
ruth.leighton@jll.com  
07716 077 324

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**