

Haydock Cross

Kilbuck Lane Haydock WA11 9WG

Warehouse | 10,638 – 22,418 ft²



Modern integral
offices



5m eaves height



Recently Refurbished



Three-phase
electricity



24-hour on-site
security



Close to M6 J23 and
A580

Available to Let



LastMileFirst | 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 equidistant 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

Unit H2 is an end terrace industrial/distribution warehouse available on Haydock Cross Industrial Estate.

The unit is of steel portal frame construction, with steel profile cladding and a large private yard.

The unit also benefits modern integral offices and 24-hour security. (Internal photographs are indicative).

Further information

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 (£)	EPC
Unit N2	Warehouse	11,780	Under offer	9,817	A
Unit H2	Warehouse	10,638	15/03/2027	8,422	B
Total		22,418			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

Tristan Boulter
Mileway
northwest@mileway.com
01925 358160

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

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

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