

# To Let INDUSTRIAL

- ⇒ Warehouse/Industrial Unit
- ⇒ 11,500 sqft (1068.35 sqm)
- ⇒ 8 metre eaves
- ⇒ 1 Mile from J23 of M6

Unit 4 Fishwicks Industrial Estate  
Kilbuck Lane  
Haydock  
WA11 9SZ



Industrial Unit with direct access onto A580 East Lancs Road, just 1 mile from junction 23 of the M6 motorway.

Internal eaves height of 8 metres and 3 roller shutter doors.

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## Location

The property is situated on Fishwicks Industrial Estate adjacent to Kilbuck Lane, Haydock. The area has experienced extensive development in recent years and is home to occupiers such as J. Sainsbury, Booker Plc, Palmer & Harvey, Costco and The Book People.

There is direct access to the A580 East Lancs Road linking with Junction 23 of the M6 motorway within 1 mile of the site providing excellent access to the national motorway network.



## Description

The building is a single storey steel frame industrial, engineering or warehouse unit. The unit is in very good condition and includes;

- Composite steel sheet clad elevations and roof, incorporating roof lights
- Internal eaves height of 8 metres
- 3 roller shutter doors
- 4.3 metre wide roller shutter door
- Concrete yard area
- Internal offices
- 2 tailgate loading docks
- Internal lighting
- 3 phase power supply
- 3 tonne gantry crane
- Male & Female WC's

## Accommodation

The Premises have Been measured in accordance with the RICS Code of Measuring Practice;

	sqft	sqm
Total Gross Internal Floor Area (approx.)	11,500	1068.35

## Terms

The premises are available to let on a new flexible term lease.

## Services

Mains Electricity and water are connected to the property.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

All quoted figures are exclusive of VAT.

## Viewing

Strictly by prior appointment.

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