

Industrial

To Let

HIGHLY PROMINENT BUSINESS UNIT INCLUDING TRADE COUNTER

6,892 sq ft (640 sq m) Approx



Units 9 & 10 Fishwicks Industrial Estate Kilbuck Lane, Haydock

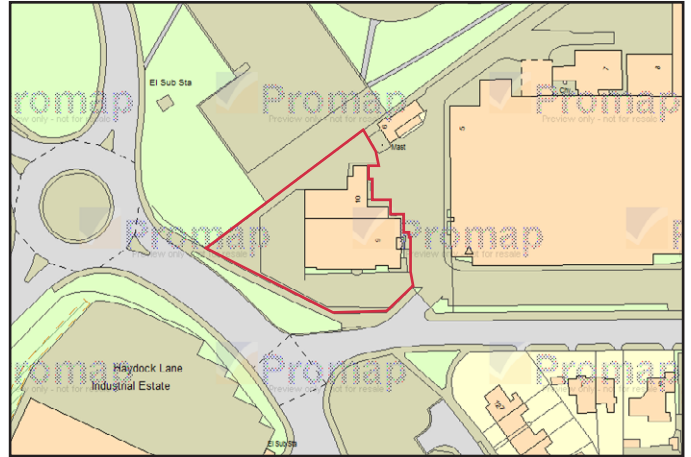
- Direct access A580 East Lancs Road
- Junction 23 M6 Motorway 1 mile

LITTLER
& ASSOCIATES

01942 252803

www.littlerandassociates.co.uk

Industrial



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 W.H. Malcolm, 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

Highly prominent business unit including trade counter comprising Trade Counter/ Offices & Industrial Accommodation totalling 6,892 sq ft and benefitting from the following features;

- With concrete yard area
- 3 - 4.9m eaves height
- Electrically operated roller shutter access door
- Trade counter
- Male/female w.c's
- Various cellular offices/meeting rooms
- Kitchen/Canteen
- External concrete yard area

Comprising 5,206 sqft of Industrial 1,686 sqft of Office/Amenity.

Services

All services including mains gas, electricity and water are connected to the premises.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice.

	SQ M	SQ FT
Offices / Amenity	173.54	1,686
Industrial	483.65	5,206
Total Gross Internal Floor Area	657.19	6,892

Terms

The premises are available to let on a new flexible term lease, full details from the joint agents.

Legal Costs

Both parties will be responsible for their own legal costs incurred in the transaction.

VAT

All quoted figures are exclusive of, but are liable to VAT.

Viewing

Strictly by prior appointment with the joint agents, contact

Andrew Littler on 01942 252803
E: andrew.littler@littlerandassociates.co.uk

or Tracy Myers on 0161 830 6890
E: tracy@littlerandassociates.co.uk

LITTLER
& ASSOCIATES

01942 252803

www.littlerandassociates.co.uk