

Industrial

To Let

WAREHOUSE/INDUSTRIAL UNIT

52,541 sq ft (4,881 sq m) Approx



**Unit 1-3, Fishwicks Industrial Estate,
Kilbuck Lane, Haydock**

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

LITTLER
& ASSOCIATES

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www.littlerandassociates.co.uk

Industrial



Location

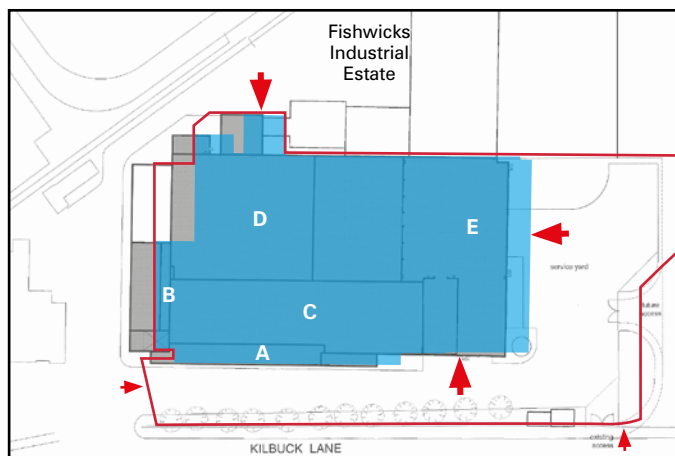
The property is situated on Fishwicks Industrial Estate adjacent to Kilbuck Lane, Haydock. The area has experienced extensive development in recent years and is home to occupiers such as W.H. Malcolm, J. Sainsbury, Booker Plc, Palmer & Harvey, Costco and The Book People.

There is direct access to the A580 East Lincs 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 property is arranged in 5 main sections, all single storey.

- Section A**
- Brick built office section
 - Open plan & cellular offices.
 - Reception
 - Male and female WC's
 - Kitchen
 - Gas fired central heating
 - Suspended ceiling
 - CAT II lighting
- Section B**
- Brick built amenity block
 - WC's
 - Board room
 - Canteen & WC's
- Section C**
- Single storey brick/steel frame construction
 - North light roof
 - Gas fired space heating
 - Strip lighting
 - Eaves height of 4 metres, approx
- Sections D**
- Brick/steel frame construction
 - North light roof
 - Gas fired space heating
 - Strip lighting
 - Eaves height 4 metres, approx
- Section E**
- Modern steel portal frame building with brick/block work elevations
 - Pitched insulated steel profile sheet roof incorporating roof lights
 - Eaves height 4.3 metre, approx
 - Strip lighting
 - Covered tailgate loading dock
 - Sectional up and over operated doors
- Externally**
- Access from Kilbuck Lane
 - Concrete loading/access yards
 - Perimeter security fence



Services

All services including mains gas, electricity and water are connected to the premises. There is also a sprinkler system available if required.

Accommodation

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

	SQ M	SQ FT
Section A – Offices	195.50	2,104
Section B – Amenity Block	285.31	3,071
Section C – Production 1	1,172.58	12,622
Section D – Production 2	1,355.87	14,595
Section E – Warehouse	1,871.88	20,149
Total Gross Internal Floor Area	4,881.13	52,541

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

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or Tracy Myers on 0161 830 6890
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