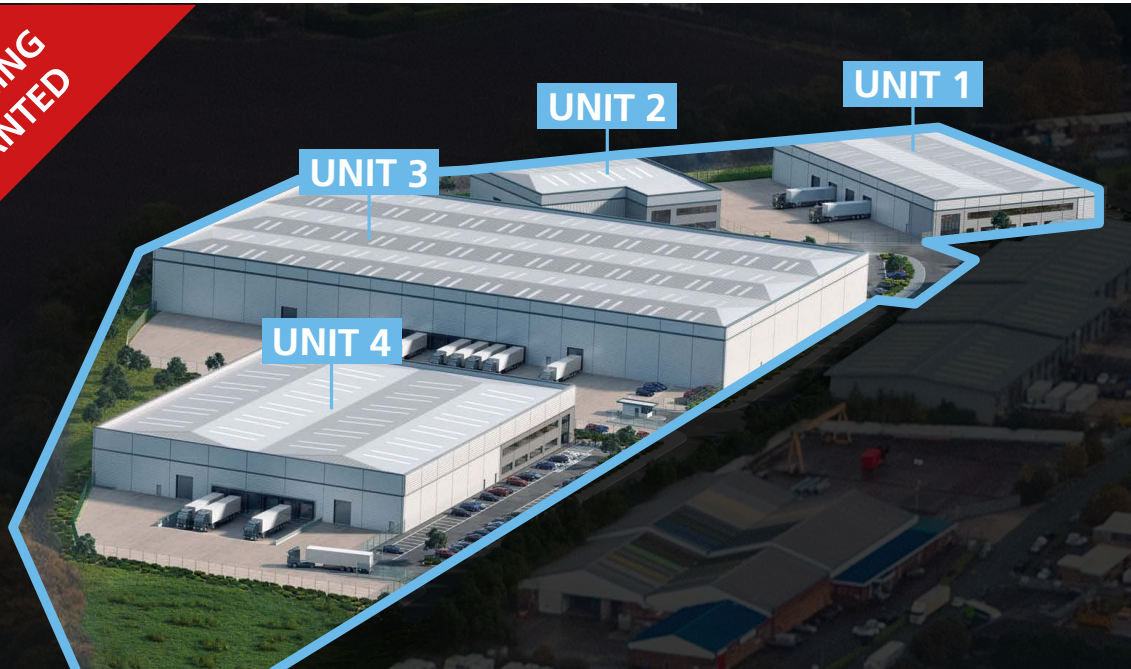


# haydock 23

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR

PLANNING  
GRANTED



Indicative Image



Indicative Image

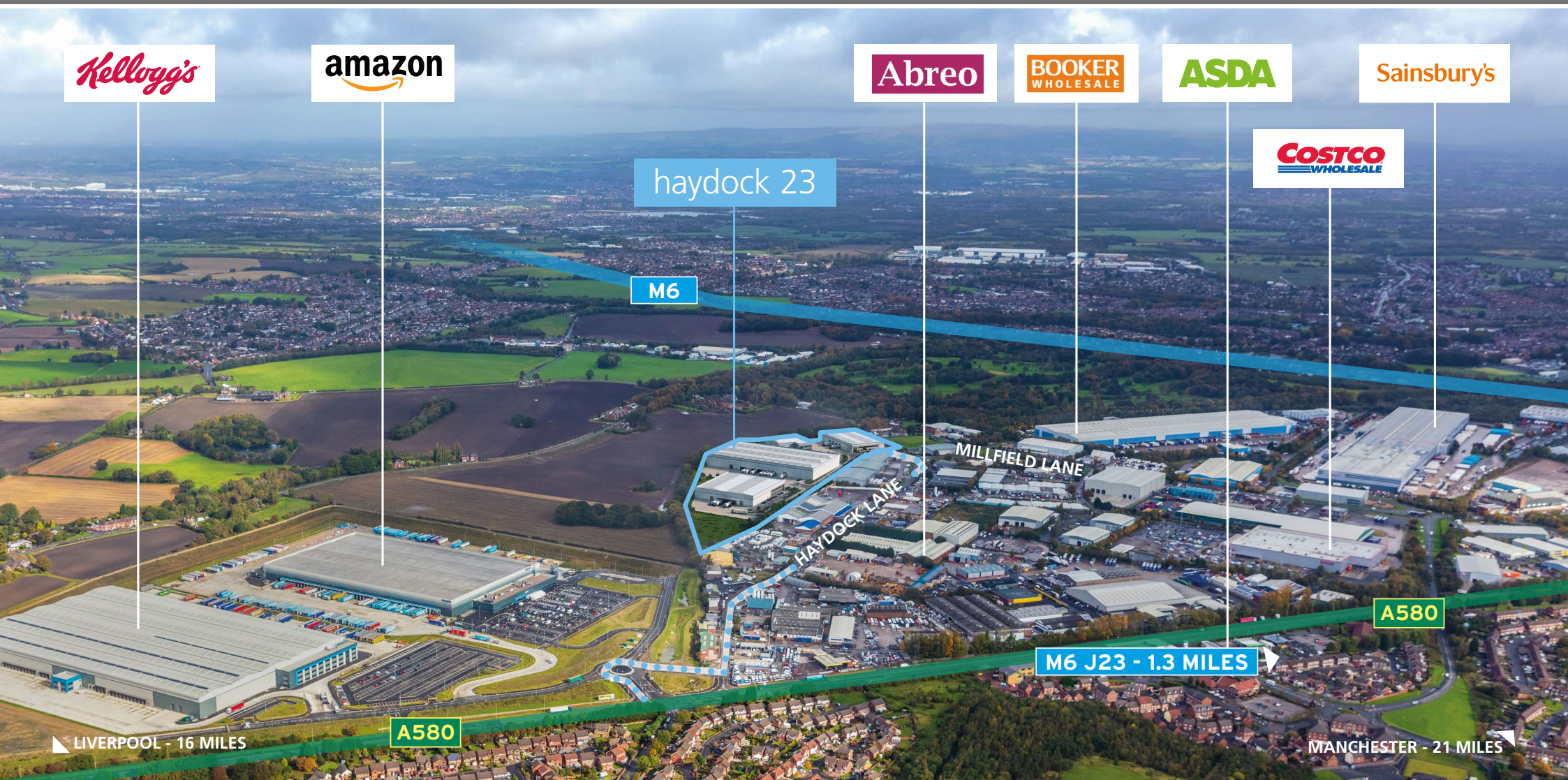
## 4 New Industrial / Warehouse Units 20,380 - 155,990 sq ft **TO LET**

- Strategic Logistics Location
- Direct links to A580 & J23 M6
- Grade A specification
- Sustainable design and landscaped estate
- Manchester 21 miles
- Liverpool 16 miles

# HAYDOCK

# haydock 23

HAYDOCK ■ ST HELENS ■ WA11 9TH



Kellogg's

amazon

Abreo

BOOKER  
WHOLESALE

ASDA

Sainsbury's

haydock 23

M6

COSTCO  
WHOLESALE

MILLFIELD LANE

HAYDOCK LANE

A580

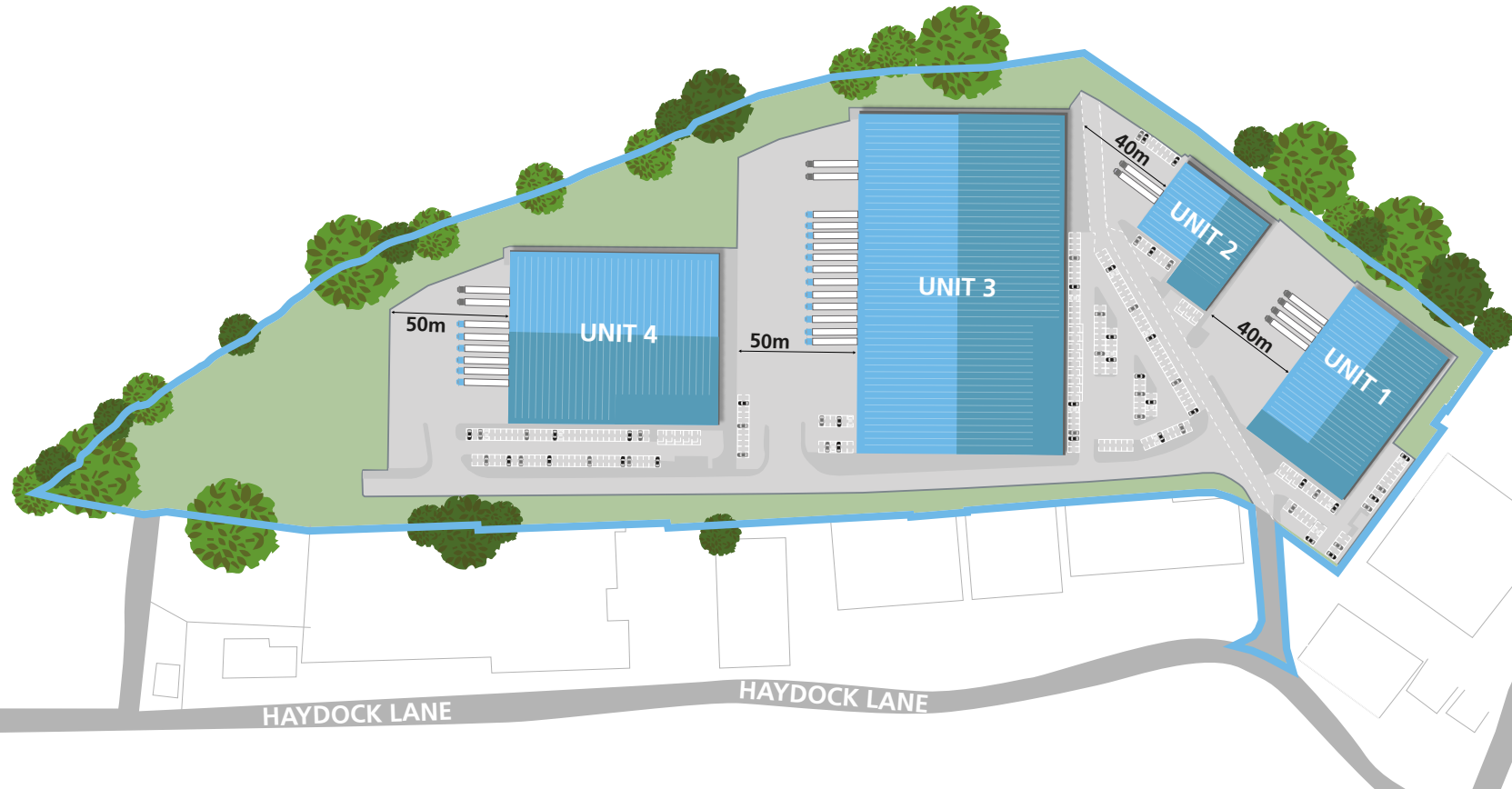
M6 J23 - 1.3 MILES

LIVERPOOL - 16 MILES

A580

MANCHESTER - 21 MILES

# HAYDOCK



## ACCOMMODATION (GIA)

UNIT 1	sq ft
Warehouse	38,730
1st Floor Offices	5,165
<b>Total</b>	<b>43,895</b>
Car Parking Spaces	43

UNIT 2	sq ft
Warehouse	18,225
1st Floor Offices	2,155
<b>Total</b>	<b>20,380</b>
Car Parking Spaces	25

UNIT 3	sq ft
Warehouse	142,375
1st + 2nd Floor Offices	13,615
<b>Total</b>	<b>155,990</b>
Car Parking Spaces	137

UNIT 4	sq ft
Warehouse	61,820
1st Floor Offices	5,330
<b>Total</b>	<b>67,150</b>
Car Parking Spaces	70



TARGET BREEAM  
EXCELLENT



EV  
CHARGING POINTS



LED  
LIGHTING



SOLAR  
PANELS



TARGET  
EPC A



50KN/M2  
FLOOR LOADING



8M - 12.5M CLEAR  
INTERNAL HEIGHT



DOCK  
LEVEL DOORS



GROUND  
LEVEL DOORS

# haydock 23

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR

## COMMUNICATIONS

ROAD	MILES
M6 (J24)	0.8
M6 (J23)	1.3
M62/M6 intersection	6
Liverpool	16
Port of Liverpool	15
Liverpool John Lennon Airport	18
Manchester	21
Manchester International Airport	23
Warrington	7

## OCCUPIERS

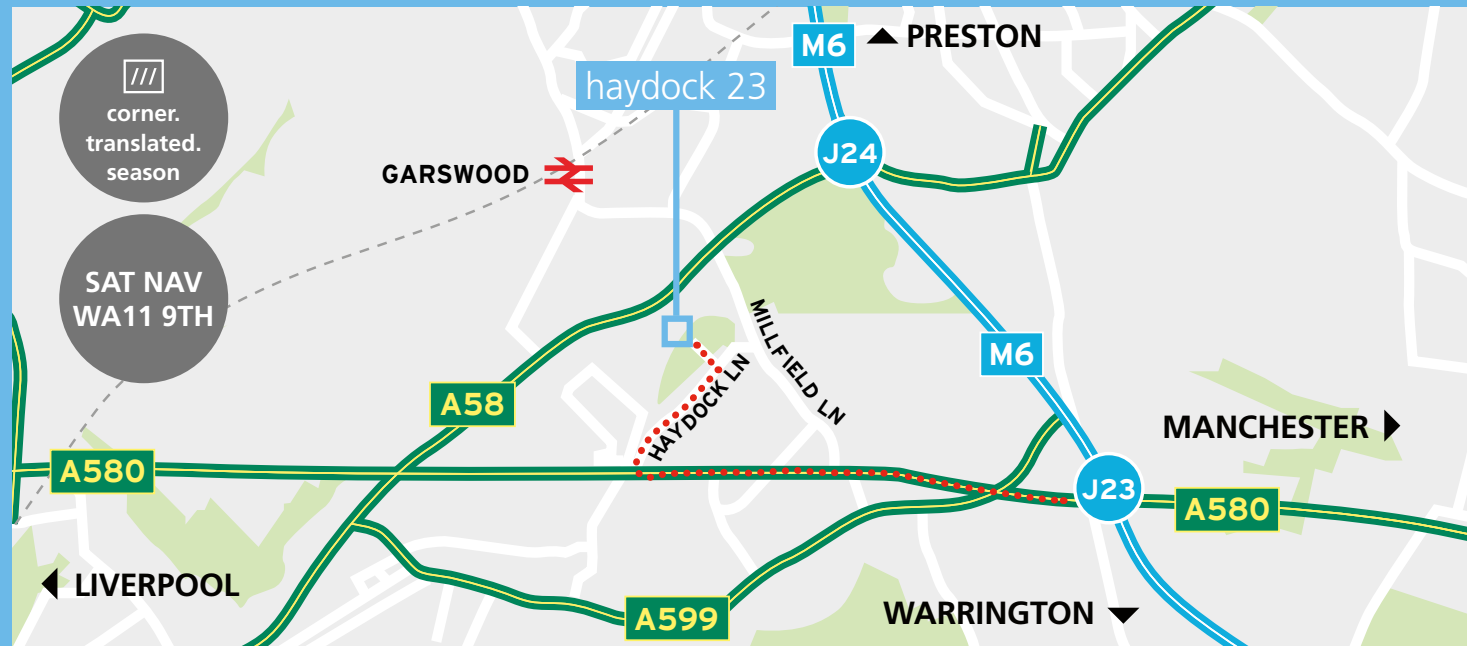
Occupiers on the estate include:



## LOCATION

Haydock 23 occupies a strategic location close to the intersection of the A580 East Lancashire Road and J23 of the M6 motorway. It is situated midway between Manchester and Liverpool, the centres of which can both be reached within 25 minutes.

Haydock is a recognised location for major distribution facilities in the North West with a population of 2,529,975 within a 30 minute drive of the site.



## FURTHER INFORMATION

Further information, plans and specifications are available through the joint agents.



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