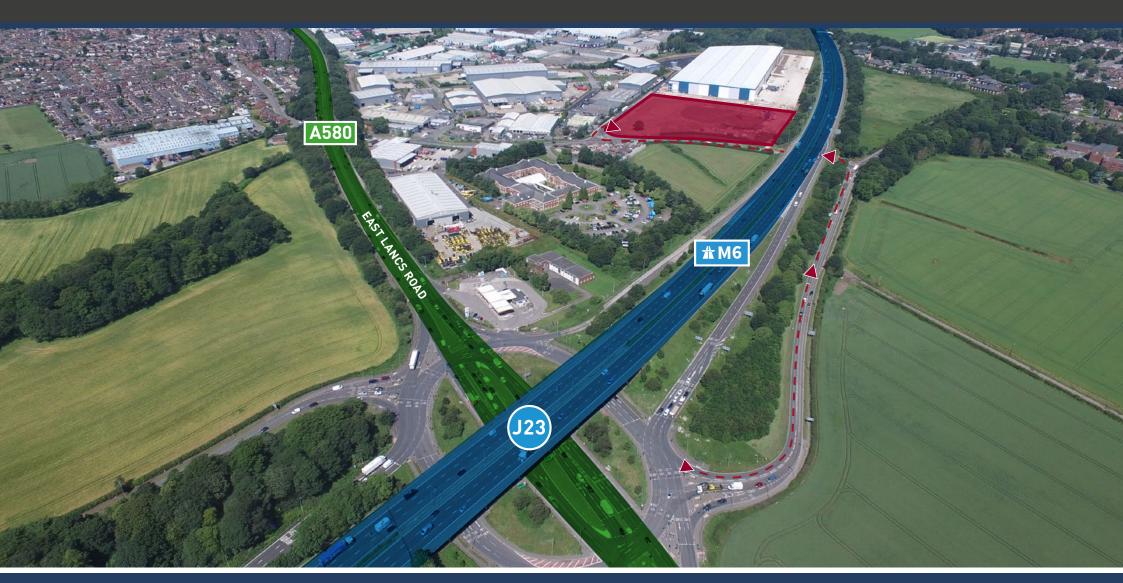


FOR SALE

PRIME INDUSTRIAL / LOGISTICS DEVELOPMENT SITE OF 6.20 ACRES



- On J23 of the M6
- Detailed planning consent in place for unit of 134,000 sq ft
- Site access and off site Section 278 works complete
- 'Oven Ready' site suitable for immediate development

DESCRIPTION

The site comprises a 6.20 acre clear development site with estate road access in place and required off site Section 278 works complete so 'Oven Ready' for immediate development.

The site forms part of the Haydock Green industrial / logistics scheme fronting J23 of the M6 and the site is situated in front of a newly built 377,000 sq ft distribution warehouse constructed as a pre-let to healthcare logistics company, Movianto.

The site has an existing detailed planning consent to build a unit of 134,000 sq ft on a self-contained site with a specification as follows:

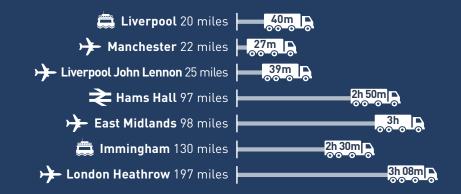
- 15m eaves
- 10 dock loading doors
- 3 level access loading doors
- Dedicated security hut to yard entrance
- 29 dedicated trailer spaces
- 125 car spaces

- 8 motorbike spaces
- 50m yard depth
- Low site density of 45%
- Gatehouse provision
- Sprinkler base





HGV DISTANCES



PENNY LANE CAR ACCESS **₩M6** UNIT 1 - 134,871 SQ FT **EXISTING SERVICES ROAD** CENTRAL COLUMN LINE MOTORWAY EMBANKMENT WASTE ENCLOSURE 2 LOADING LOADING CYCLE SPACE MOTORGIKE SPACE DOCK RAMP DOORS DOOR GATE HOUSE CABINET HGV ACCESS ☐ CONCRETE HARDSTANDING TRAILER PARKING





TENURE

The site will be available to purchase on a freehold basis with the benefit of all available technical information to facilitate development.

PRICING

We are instructed to invite freehold offers for the site.

PLANNING

Detailed planning consent granted for a single unit of 134,000 sq ft. Details of consent within data room.

DATA ROOM

Full data room access wth site information available on request.

CONTACT

For further information please contact the sole selling agents:

JON THORNE

07738 735 632 01925 320 520



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the p-3rt of the agent and are not to be construed as containing any representation or fact upon whi any person is entitled to rely, Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. October 2023.