

Planning  
Consent Granted

TO LET **65,890 sq ft**  
(6,120 sq m)

**HAYDOCK66**

Moore Park Way, St Helens WA11 9FS

New  
Distribution/  
Manufacturing  
Facility

Targetting  
**BREEAM**<sup>®</sup>  
OUTSTANDING



# Location



J23/M6 within 1.5 miles



Fronting the A580 East Lancashire Road



New all-ways traffic light junction onto the A580



Adjacent to Haydock Industrial Estate



Liverpool2 Deep-Water Port 16 miles



5 minutes from Haydock Park Racecourse



# HAYDOCK 66



LIVERPOOL  
15 MILES  
ST HELENS  
4 MILES

Kellogg's

amazon

COSTCO  
WHOLESALE

Sainsbury's

BOOKER  
WHOLESALE

MALCOLM  
LOGISTICS

GXO

A580

HAYDOCK  
INDUSTRIAL  
ESTATE

Mercure

M6

J23



M6/M62 JUNCTION  
6 MILES

MANCHESTER





### ACCOMMODATION

The building will be measured in accordance with the RICS Code of Measuring Practice 6th Edition on a GIA basis with the following floor areas.

### SPECIFICATION

	SQ FT	SQ M
<b>Warehouse</b> Ground Floor	59,880	5,563
<b>Ground Floor</b> Core	690	64
<b>First Floor</b> Office	5,320	494
<b>Total Area</b>	<b>65,890</b>	<b>6,120</b>

# HAYDOCK66



11 M CLEAR TO HAUNCH



6 LOADING DOCKS



2 LEVEL ACCESS LOADING DOORS



UP TO 56 METER YARD DEPTH



11 LORRY PARKING SPACES



65 CAR SPACES (INC 4 ACCESSIBLE & 4 CAR SHARE)



14 EV CHARGE POINTS



4 MOTORCYCLE SPACES



FITTED OFFICES WITH RAISED FLOORS TO UPPER AREA



36 CYCLE STORAGE SPACES

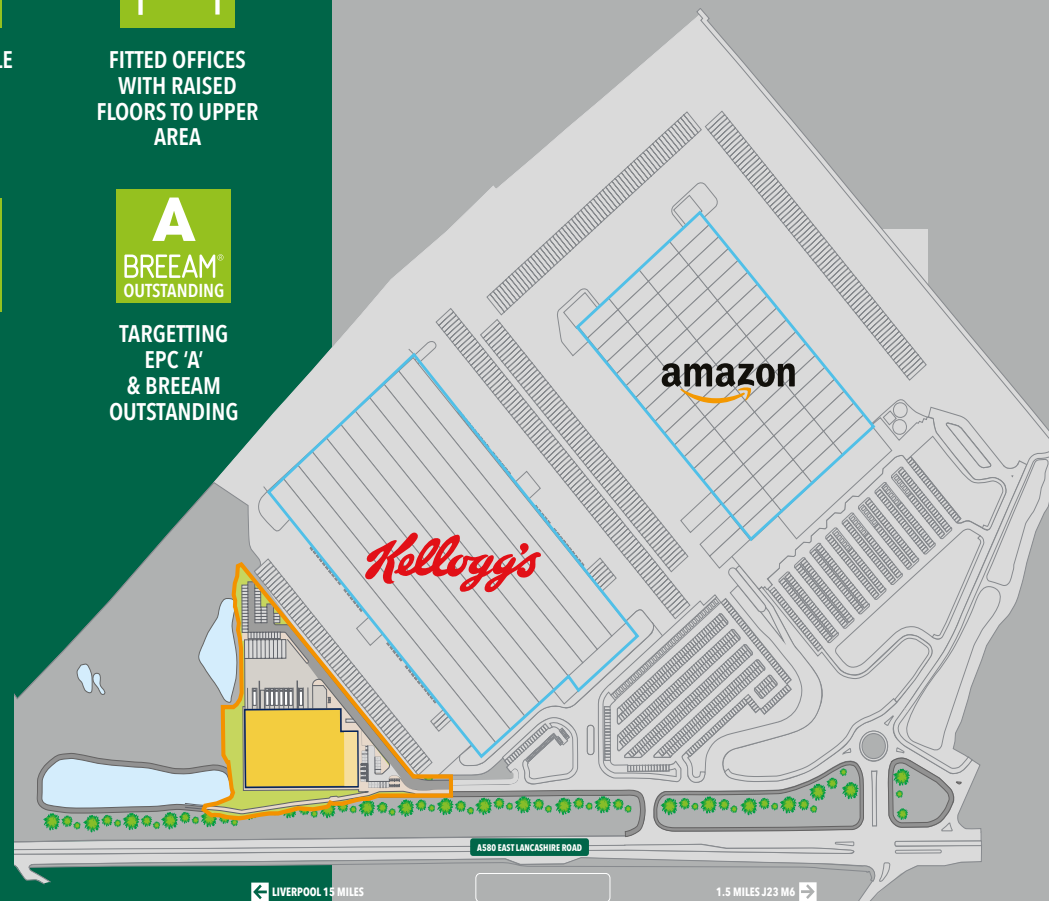


SOLAR PV PANELS



BREEAM<sup>®</sup> OUTSTANDING

TARGETING EPC 'A' & BREEAM OUTSTANDING



# Connected



## Drive times

Junction 23 M6	1.5 miles	2 minutes
Liverpool2 Deepwater Port	16 miles	29 minutes
Liverpool City Centre	15 miles	36 minutes
Liverpool John Lennon Airport	16 miles	30 minutes
Manchester City Centre	21 miles	38 minutes
Manchester Airport	23 miles	30 minutes
Warrington	10 miles	24 minutes
Stoke	44 miles	51 minutes
Birmingham	86 miles	96 minutes
Preston	27 miles	38 minutes
Leeds	61 miles	71 minutes

Source: AA Route Planner



# HAYDOCK66

## PLANNING

Detailed planning consent has been secured for B8 distribution use. A copy of the planning consent can be provided on request.

## TERMS

The unit is ready for immediate construction and available for pre letting on a new full repairing and insuring lease.

## FOR FURTHER INFORMATION

Please contact the joint agents.

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A Development by



# www.haydock66.com

Misdescriptions Act  
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