

Link 23

HAYDOCK ■ ST HELENS ■ WA11 9TH

Canmoor



4 New Industrial/Warehouse opportunities on a 20 Acre site close to Haydock & J23-24 of the M6 from 25,315-145,990 sq ft

HAYDOCK

FOR SALE/TO LET

■ M6 J23 - 1.3 miles

www.canmoor.com/haydock

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New industrial/warehouse opportunities:

Description

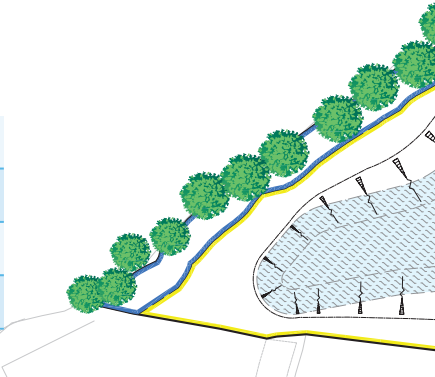
- Extensive yards with trailer parking
- High quality industrial/warehouse units
- Excellent “green” credentials with design incorporating a range of sustainable features such as ground source heat pumps, rain water harvesting, solar panels etc.
- Up to 3 storey office accommodation
- Alternative layouts on request
- Freehold/Leasehold packages available

Unit Accommodation (GIA)

	Warehouse sq ft	Warehouse sq m	First floor Offices sq ft	First floor Offices sq m	First & Second floor Offices sq ft	First & Second floor Offices sq m	Total sq ft	Total sq m	Parking Spaces
Unit 1	38,730	3,598	5,165	480			43,895	4,078	43
Unit 2	22,260	2,068	3,055	284			25,315	2,352	25
Unit 3	132,375	12,298			13,615	1,265	145,990	13,563	137
Unit 4	67,425	6,264			5,330	495	72,755	6,759	70



Indicative images of similar scheme

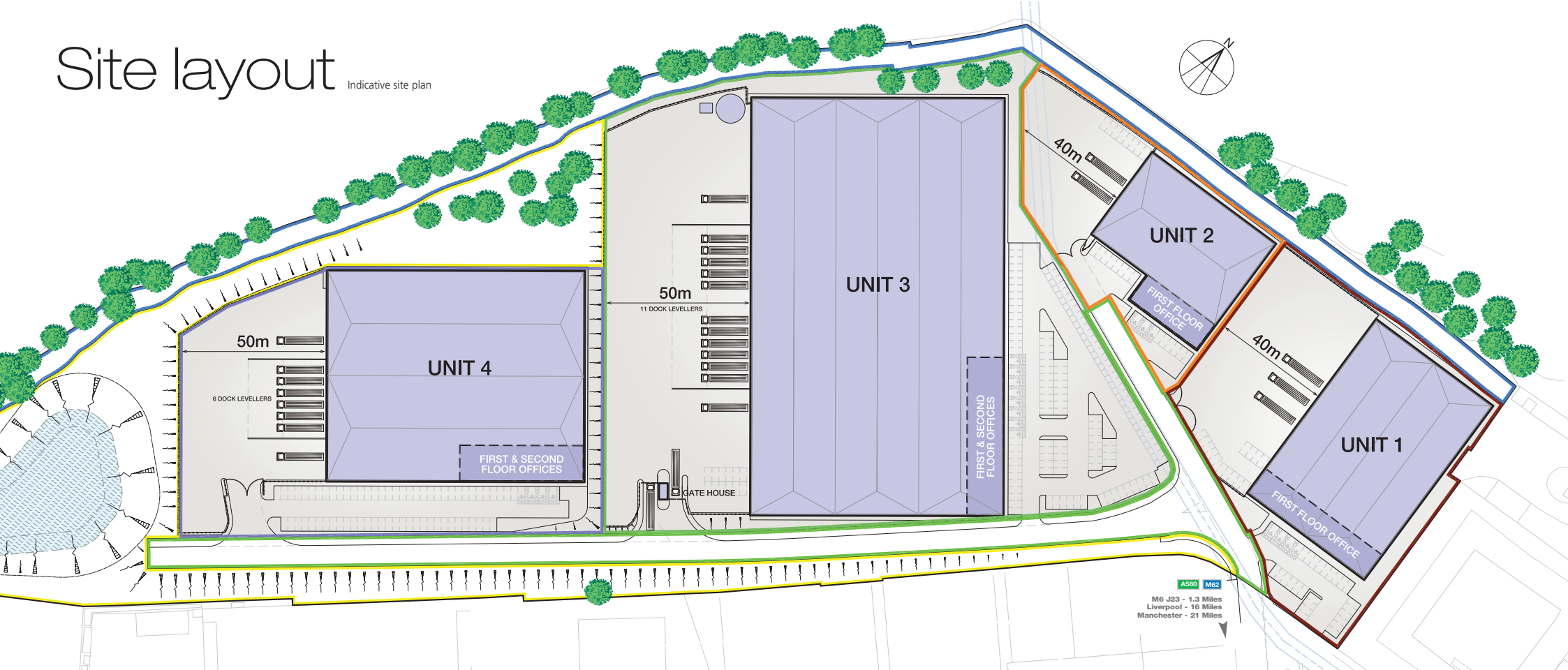


25,315-145,990 sq ft



Site layout

Indicative site plan



Specification:

EXTERNAL

- Secure yards
- High quality landscaping
- On site car parking

WAREHOUSE

- Surface and dock level loading doors
- Heating and lighting to occupiers requirements

OFFICE

- Suspended ceilings
- LG3 lighting
- Raised floors

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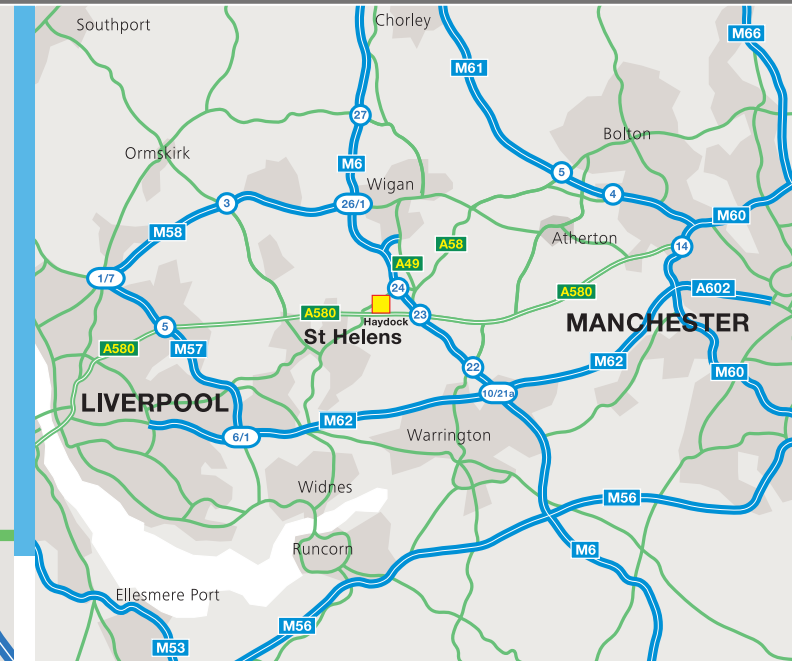
is linked directly to the M6 at Junctions 23 & 24

Communications

■ M6 (J24)	0.8 mile
■ M6 (J23)	1.3 miles
■ St Helens	4 miles
■ M62/M6 intersection	5 miles
■ Warrington	3 miles
■ Liverpool	16 miles
■ Manchester	21 miles
■ Manchester International Airport	23 miles

Sat Nav Ref
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Location

Haydock Industrial Estate occupies a strategic location at 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. Haydock is situated in St Helens Borough and is part of Merseyside. St Helens has a population of 102,000 and a population of 1.7m within a 20 mile radius.

Occupiers on the estate include:

Costco, Hays Distribution, Palmer & Harvey, Booker, J Sainsbury PLC, The Book People and Asda Wal-Mart.

FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through the sole agents.

TERMS

Completed buildings are available either to let or for sale.

Fountain Court
68 Fountain Street
Manchester
M2 2FE
savills.co.uk 
0161 236 8644

Stuart Murray
smurray@savills.com


01925 320 520
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HAYDOCK

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