

Link 23

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR



Design & Build opportunities on a 20 Acre site close to Haydock & J23-24 of the M6 from 30,000-300,000 sq ft

HAYDOCK

FOR SALE/TO LET

■ M6 J23 - 1.3 miles

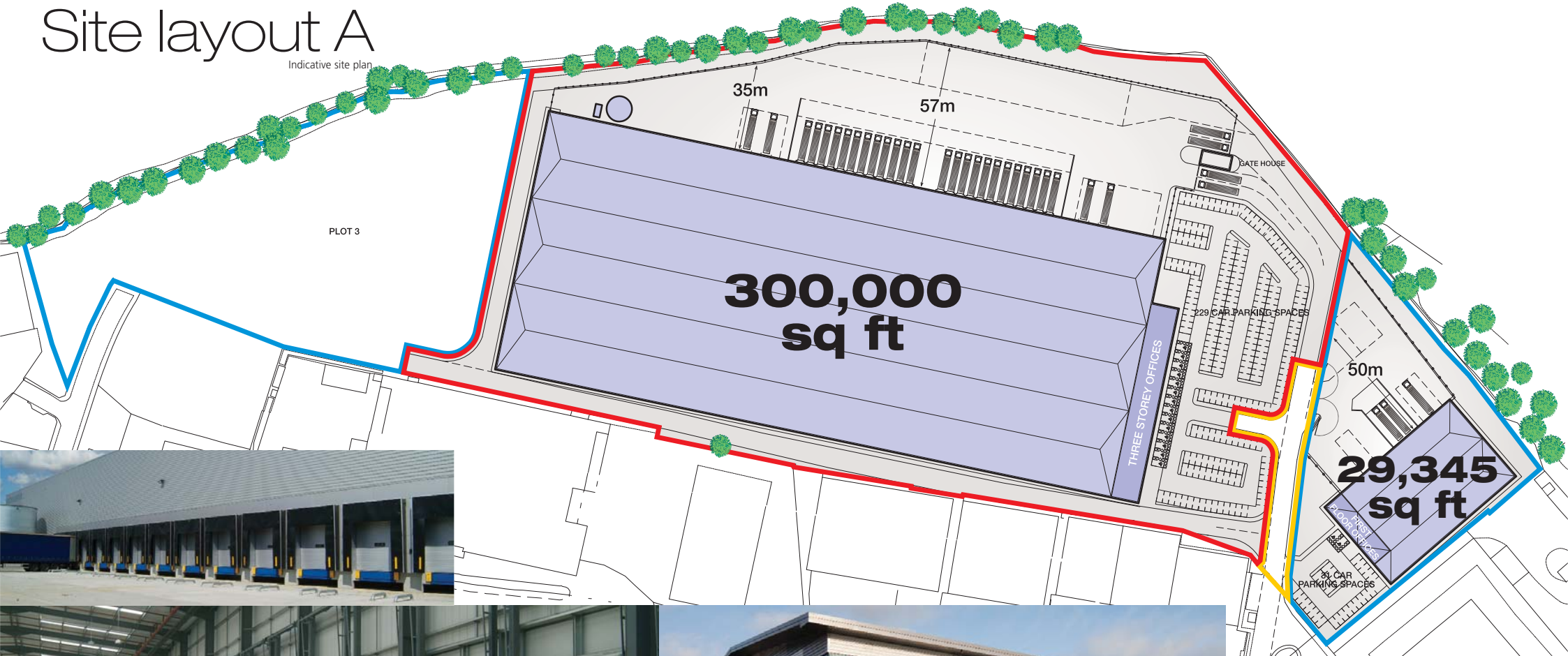
www.canmoor.com/haydock

Link 23

A new industrial/warehouse design & build

Site layout A

Indicative site plan



Indicative images of similar scheme

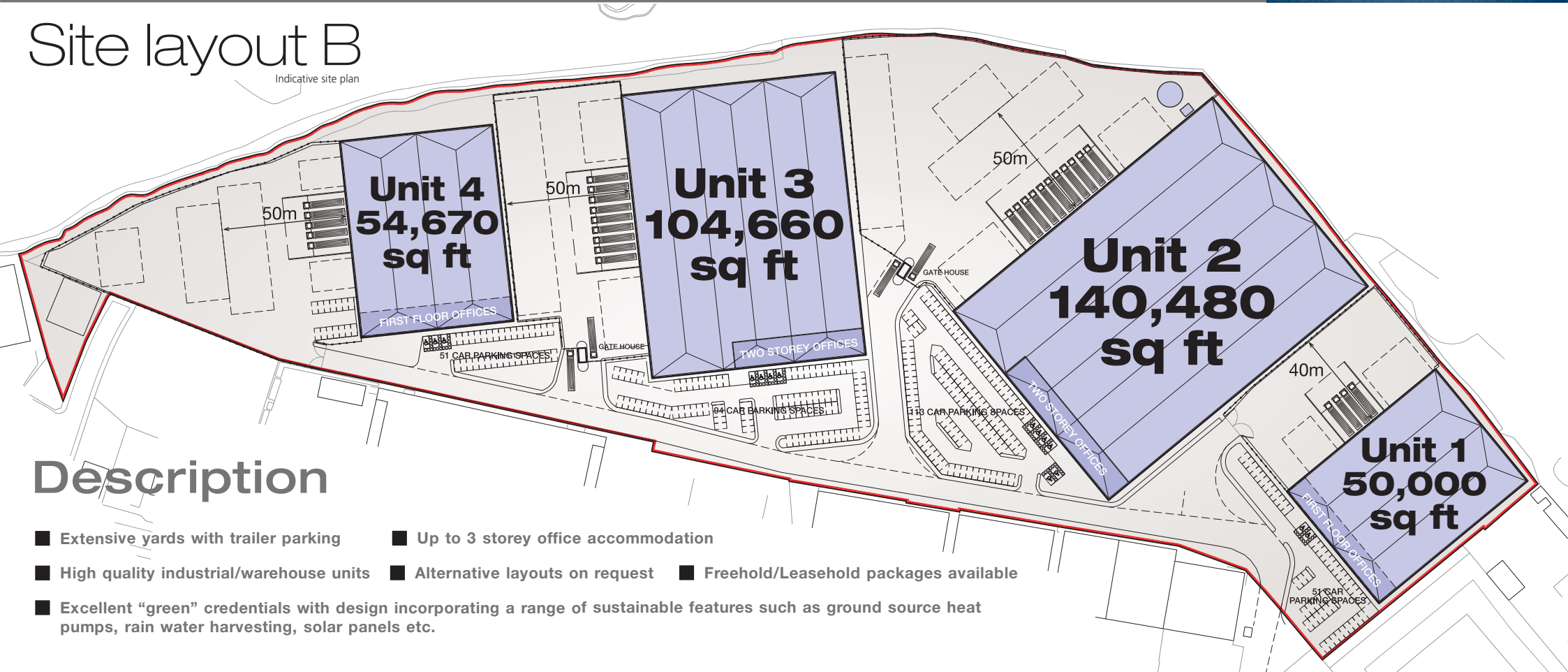


opportunity: 30,000-300,000 sq ft



Site layout B

Indicative site plan



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

Design & Build Options

LINK 23 offers the opportunity for occupiers to have high quality buildings for business or industry and distribution constructed to their own size and specification from 30,000 sq ft upwards.

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 15 miles
- Manchester 20 miles
- Manchester International Airport 23 miles

Sat Nav Ref
WA11 9TH

Link 23



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

B8

01925 320 520
www.b8re.com

Steve Johnson
steve@b8re.com

HAYDOCK

www.canmoor.com/haydock