millfield park

HAYDOCK ST HELENS WA11 9TH





New Industrial / Warehouse Units 18,890 - 504,225 sq ft

- Strategic Logistics Location
- Direct links to A580 & J23 M6
- Allocated employment site in St Helens local plan

- Grade A specification
- Sustainable design and landscaped estate
- Manchester 21 miles, Liverpool 16 miles



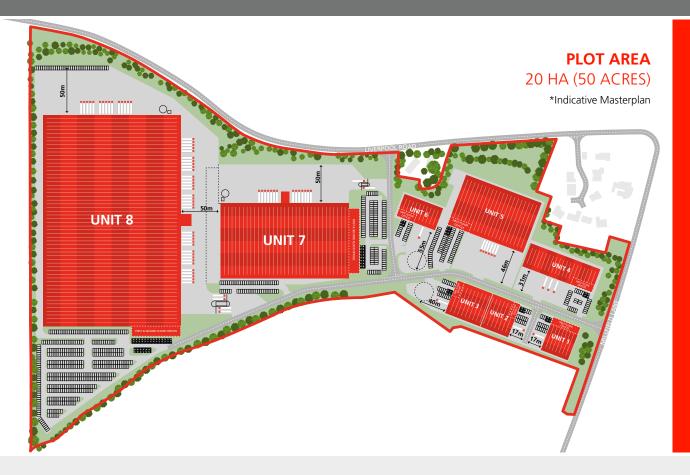
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HAYDOCK





ACCOMMODATION (GIA)

UNIT 1	sq ft	UNIT 5	sq ft
Warehouse	16,200	Warehouse	73,560
Offices	2,940	Offices	2,980
Total	19,140	Total	76,540
UNIT 2	sq ft	UNIT 6	sq ft
Warehouse	17,060	Warehouse	16,445
Offices	1,660	Offices	2,455
Total	18,720	Total	18,900
UNIT 3	sq ft	UNIT 7	sq ft
Warehouse	22,325	Warehouse	179,040
Warehouse Offices	22,325 1,690	Warehouse Offices	179,040 23,425
Warehouse	22,325	Warehouse	179,040
Warehouse Offices	22,325 1,690	Warehouse Offices	179,040 23,425
Warehouse Offices Total	22,325 1,690 24,015	Warehouse Offices Total	179,040 23,425 202,465
Warehouse Offices Total UNIT 4	22,325 1,690 24,015 sq ft	Warehouse Offices Total UNIT 8	179,040 23,425 202,465 sq ft





EV
CHARGING POINTS



LED LIGHTING



SOLAR PANELS



50KN/M2 FLOOR LOADING



LEVEL ACCESS
LOADING DOORS



DOCK ACCESS LOADING DOORS



HIGH QUALITY OFFICES



TARGET EPC A

millfield park

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COMMUNICATIONS

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

OCCUPIERS

Occupiers on the estate include:























LOCATION

Millfield park 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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