



## 4 New Industrial/Warehouse Units 20,380 - 283,020 sq ft **TO LET (MAY SELL)**

- On J23 M6
- 8-15m eaves height
- Grade A specification
- Surface and dock level loading doors
- Excellent business environment
- Strategic logistics location

# HAYDOCK

# link 23

HAYDOCK ■ ST HELENS ■ WA11 9TH



# HAYDOCK

M6 J24 - 0.8 MILES  
MANCHESTER - 21 MILES

## ACCOMMODATION (GIA)

Unit 1	sq ft	sq m
Warehouse	38,730	3,598
1st Floor Office	5,165	480
<b>Total</b>	<b>43,895</b>	<b>4,078</b>

43 car parking spaces

Unit 2	sq ft	sq m
Warehouse	18,225	1,693
1st Floor Office	2,155	200
<b>Total</b>	<b>20,380</b>	<b>1,893</b>

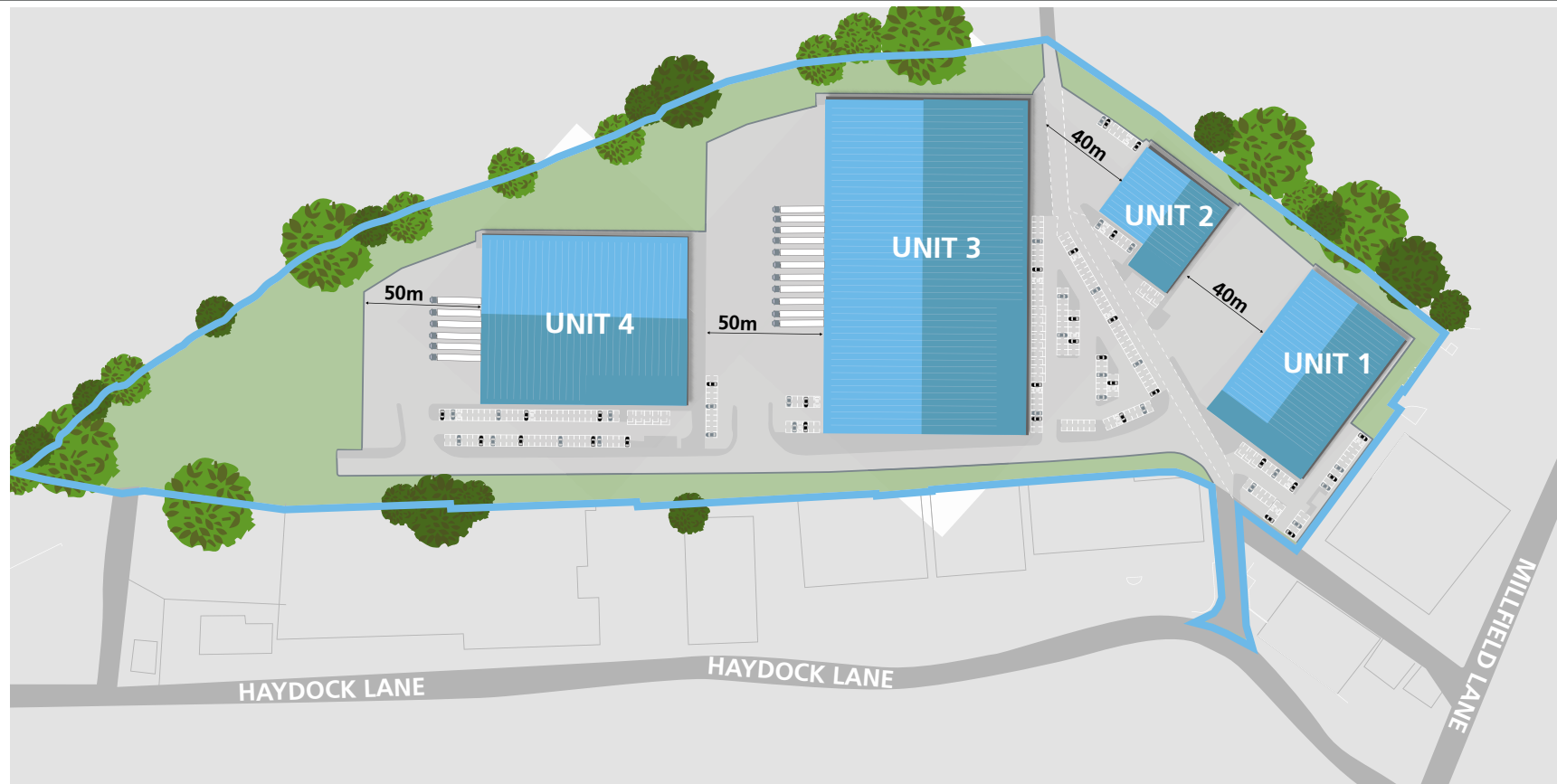
25 car parking spaces

Unit 3	sq ft	sq m
Warehouse	132,375	12,298
1st + 2nd Floor Office	13,615	1,265
<b>Total</b>	<b>145,990</b>	<b>13,563</b>

137 car parking spaces

Unit 4	sq ft	sq m
Warehouse	67,425	6,264
1st + 2nd Floor Office	5,330	495
<b>Total</b>	<b>72,755</b>	<b>6,759</b>

70 car parking spaces



1.3 MILES  
TO M6 J23



HEATING AND LIGHTING TO  
OCCUPIERS REQUIREMENTS



UP TO 3 STOREY OFFICE  
ACCOMMODATION



SOLAR  
PANELS



LG3  
LIGHTING

## COMMUNICATIONS

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

## OCCUPIERS

Occupiers on the estate include:



## 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.



## FURTHER INFORMATION

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

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