

link 23

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR



9 New Industrial/Warehouse Units 18,890 - 504,225 sq ft **TO LET**

PHASE II

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

HAYDOCK

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1.3 MILES TO
M6 J23



HEATING AND LIGHTING
TO OCCUPIERS'
REQUIREMENTS



UP TO 3 STOREY OFFICE
ACCOMMODATION



SOLAR
PANELS



LG3
LIGHTING

HAYDOCK



ACCOMMODATION (GIA)

UNIT 1	sq ft	sq m
Warehouse	480,460	44,636
Offices	23,765	2,208
Total	504,225	46,844

468 car parking spaces

UNIT 2	sq ft	sq m
Warehouse	178,370	16,571
Offices	10,345	961
Total	188,715	17,532

174 car parking spaces

UNIT 3	sq ft	sq m
Warehouse	16,445	1,528
Offices	2,455	228
Total	18,900	1,756

18 car parking spaces

UNIT 4	sq ft	sq m
Warehouse	51,465	4,781
Offices	4,845	450
Total	56,310	5,231

51 car parking spaces

UNIT 5	sq ft	sq m
Warehouse	22,185	2,061
Offices	2,455	228
Total	24,640	2,289

23 car parking spaces

UNIT 6	sq ft	sq m
Warehouse	27,160	2,523
Offices	3,540	329
Total	30,700	2,852

28 car parking spaces

UNIT 7	sq ft	sq m
Warehouse	21,250	1,974
Offices	1,690	157
Total	22,940	2,131

21 car parking spaces

UNIT 8	sq ft	sq m
Warehouse	16,015	1,488
Offices	2,875	267
Total	18,890	1,755

17 car parking spaces

UNIT 9	sq ft	sq m
Warehouse	16,200	1,505
Offices	2,940	273
Total	19,140	1,778

17 car parking spaces

PLOT AREA

20.592 HA (50.88 ACRES)

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.

PLANNING

The site has been allocated for employment uses in the draft St Helens Local Plan (6EA). The draft plan was approved by St. Helens cabinet in September 2020. According to the latest timetable, the Local Plan will undergo examination with hearings during the Spring of 2021, leading to adoption of the Local Plan by Winter 2021.

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