

## Haydock Green, Penny Lane, Haydock



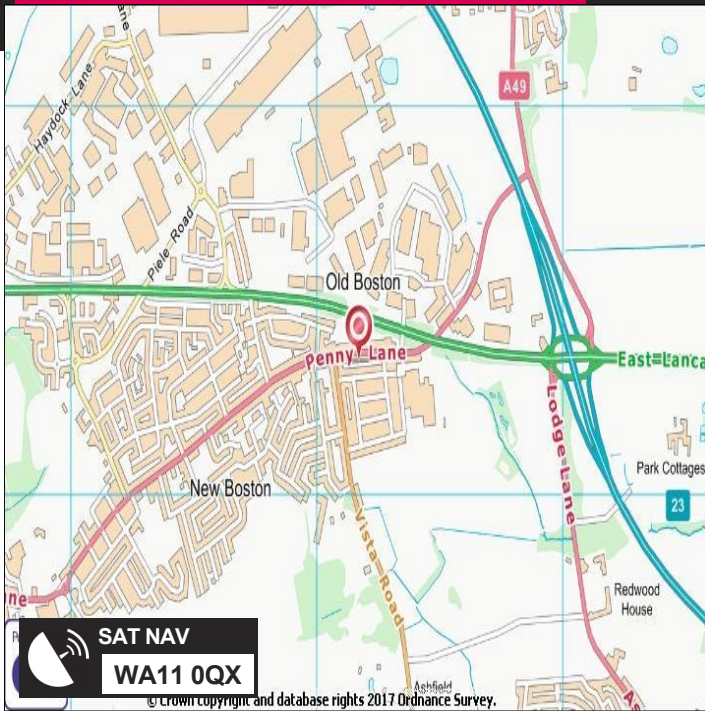
**HAYDOCK GREEN,  
PENNY LANE,  
HAYDOCK,  
MERSEYSIDE,  
WA11 0QX**

### **TO LET**

**Haydock Green, Penny Lane, Haydock**  
100,000 - 450,000 Sq Ft (9,290 - 41,805 Sq M)

- Located at Junction 23 of M6 Motorway
- 450 car and cycle parking
- 20 No level loading doors
- 10 to 20 dock loading doors and 5t levellers
- Roofs with high specification insulated profiled cladding and 20% rooflights
- External elevations to be clad with high specification insulated profiled and contemporary flat cladding
- Internal floors 50 kn loading power float finish to bespoke levelness standard required
- Warehouse height - 10 m to underside of haunch, 11 m to underside of steel ridge

**01925 320 520**



## LOCATION

The property is situated within Haydock Industrial Zone, an established and successful industrial area and close to the intersection of the A580 East Lancashire Road and M6 Motorway.

The property is located within approximately 25 miles of Liverpool Docks and enjoys speedy access to the national motorway network via the A580 which intersects with J23 of the M6 (approximately 0.5 miles).

Occupiers in the vicinity include household names such as Sainsbury's, Aimia Kelloggs, Jaguar Landrover and Sofology.

## DESCRIPTION

Full Planning  
Substantial Industrial / Distribution Facilities

Haydock Green is a substantial development site Granted planning approval in Sept 2016 options remain for either a single user or multiple split to two or three end users. B8 users with high bay racking with dock loading to be tailored to end user requirements.

Construction commencing spring 2017  
100,000 to 450,000 sq ft  
On a site of 30 acres, offering 360 circulation  
On J 23 of M 6 motorway  
Strategically located between Port of Liverpool and M6 motorway

## ACCOMMODATION

The unit is being measured in a Gross Internal Area basis:

Total	450,000 Sq Ft	41,805 Sq M
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## DISPOSAL TERMS

£6.75 psf

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.

## VIEWINGS

Strictly via appointment with the sole agent B8 Real Estate;

**Contact: Mr Jonathan Thorne**

Tel: 01925 320 520

Email: jon@b8re.com

