

HAYDOCK 134

J23 M6

- | AVAILABLE EARLY / MID 2023
- | ONLY BUILDING AVAILABLE DIRECTLY FACING M6 IN THE NORTH
- | HIGH PROFILE BUILDING IN A PRIME LOCATION

**TO LET: NEW BUILD INDUSTRIAL /
LOGISTICS FACILITY**

134,871 SQ FT ON 6.20 ACRES





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PENNY LANE

M6

J23

PRIME INDUSTRIAL / LOGISTICS FACILITY
134,871 SQ FT ON 6.20 ACRES

TO J23

HAYDOCK 134 J23 M6

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OVERVIEW

- On J23 of the M6
- Existing planning consent updated
- Site access and off site Section 278 works complete
- 'Oven Ready' site suitable for immediate development

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The site forms part of the Haydock Green industrial / logistics scheme fronting J23 of the M6 and the site is situated in front of a newly built 377,000 sq ft distribution warehouse constructed as a pre-let to healthcare logistics company, Movianto.

The site has an existing detailed planning consent to build a unit of 125,000 sq ft which is being updated for the proposed new building.

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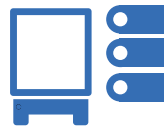
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15m eaves



10 dock loading doors



3 level access loading doors



Dedicated security hut to yard entrance



29 dedicated trailer spaces



125 car spaces



8 motorbike spaces



50m yard depth



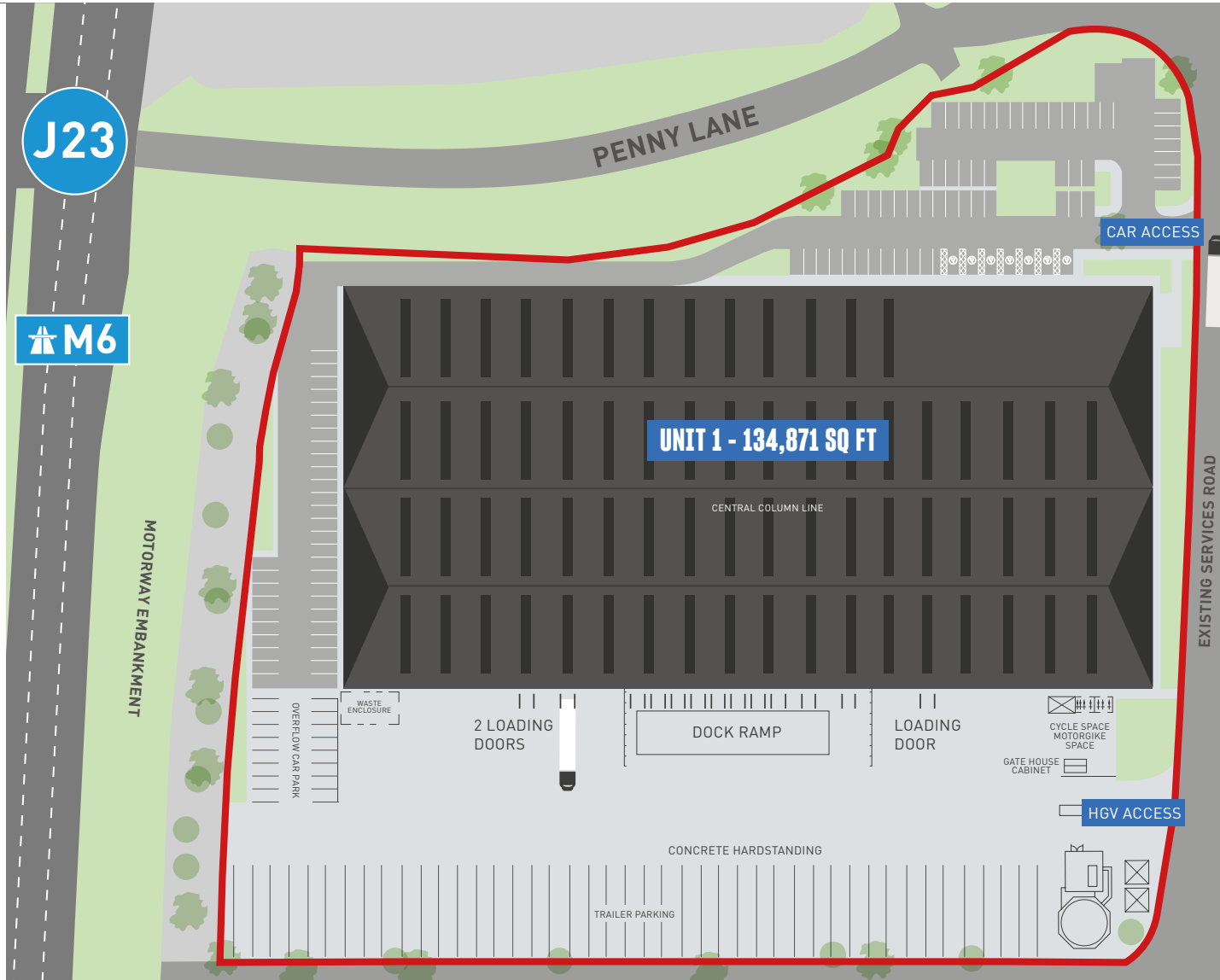
Low site density of 45%



Gatehouse Provision



Sprinkler base



TENURE

The proposed unit is available leasehold on terms to be agreed.

PRICING

Upon application

CONTACT

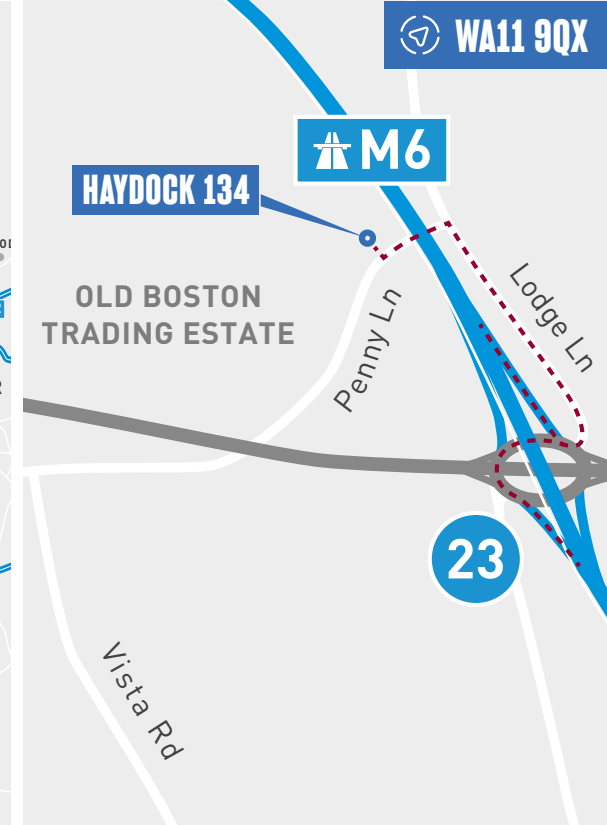
For further information please contact the sole agents:

JON THORNE

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HGV DISTANCES

