



PLOT 1 HAYDOCK GREEN | HAYDOCK | J23 M6

- On J23 of the M6
- Detailed planning consent in place for unit of 134,000 sq ft
- Site access and off site Section 278 works complete
- 'Oven Ready' site suitable for immediate development

DESCRIPTION

The site comprises a 6.20 acre clear development site with estate road access in place and required off site Section 278 works complete so 'Oven Ready' for immediate development.

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 134,000 sq ft on a self-contained site with a specification as follows:

- 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



HGV DISTANCES

 Liverpool 20 miles		 40m
 Manchester 22 miles		 27m
 Liverpool John Lennon 25 miles		 39m
 Hams Hall 97 miles		 2h 50m
 East Midlands 98 miles		 3h
 Immingham 130 miles		 2h 30m
 London Heathrow 197 miles		 3h 08m

J23

M6

PENNY LANE

CAR ACCESS

UNIT 1 - 134,871 SQ FT

CENTRAL COLUMN LINE

MOTORWAY EMBANKMENT

EXISTING SERVICES ROAD

WASTE ENCLOSURE

2 LOADING DOORS

DOCK RAMP

LOADING DOOR

CYCLE SPACE
MOTORBIKE SPACE

GATE HOUSE
CABINET

HGV ACCESS

CONCRETE HARDSTANDING

TRAILER PARKING

OVERFLOW CAR PARK





COSTCO
CO. UK

amazon

LAW
DISTRIBUTION

BOOKER

XPO
Logistics

TO LIVERPOOL

Kellogg's

Sainsbury's

Pyroguard

MALCOLM
GROUP

MOV Movianto

Tuffnells

Wincanton

ERIKS

ALFAGOMMA

AimiA foods

premierpapergroup

A580

NWS
North West
Ambulance Service

Aimia foods

SSO
Logistics Ltd

Oak
furnitureland

TO MANCHESTER

M
MICHELLEVER

Rentokil
Initial

SCREW-FIX

HOWDENS
JOINERY CO.

GCE
Gas Control Equipment

LAMBOO
MEDICAL

PENNY LANE

M6

J23

TO J23



TENURE

The site will be available to purchase on a freehold basis with the benefit of all available technical information to facilitate development.

PRICING

We are instructed to invite freehold offers for the site.

PLANNING

Detailed planning consent granted for a single unit of 134,000 sq ft. Details of consent within data room.

DATA ROOM

Full data room access with site information available on request.

CONTACT

For further information please contact the sole selling agents:

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