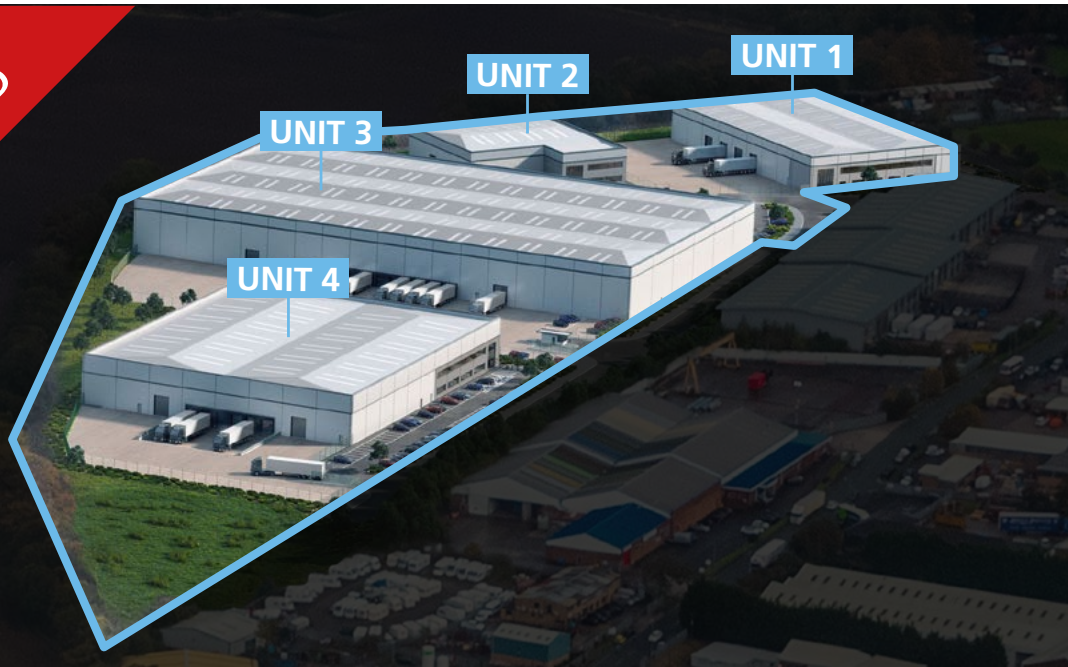


haydock 23

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR

PLANNING
GRANTED



Indicative Image



Indicative Image

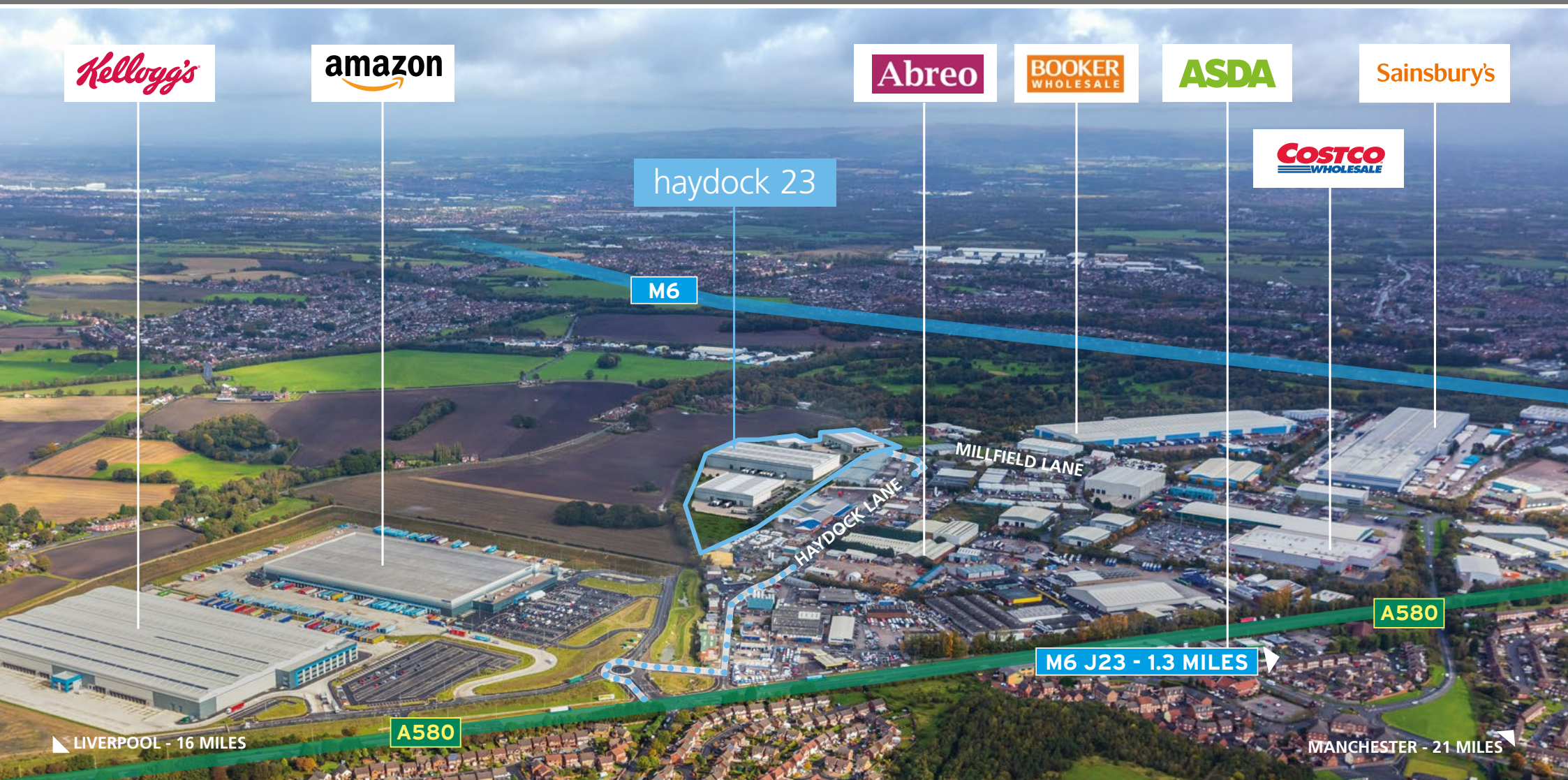
4 New Industrial / Warehouse Units 20,380 - 155,990 sq ft **TO LET**

- Strategic Logistics Location
- Direct links to A580 & J23 M6
- Grade A specification
- Sustainable design and landscaped estate
- Manchester 21 miles
- Liverpool 16 miles

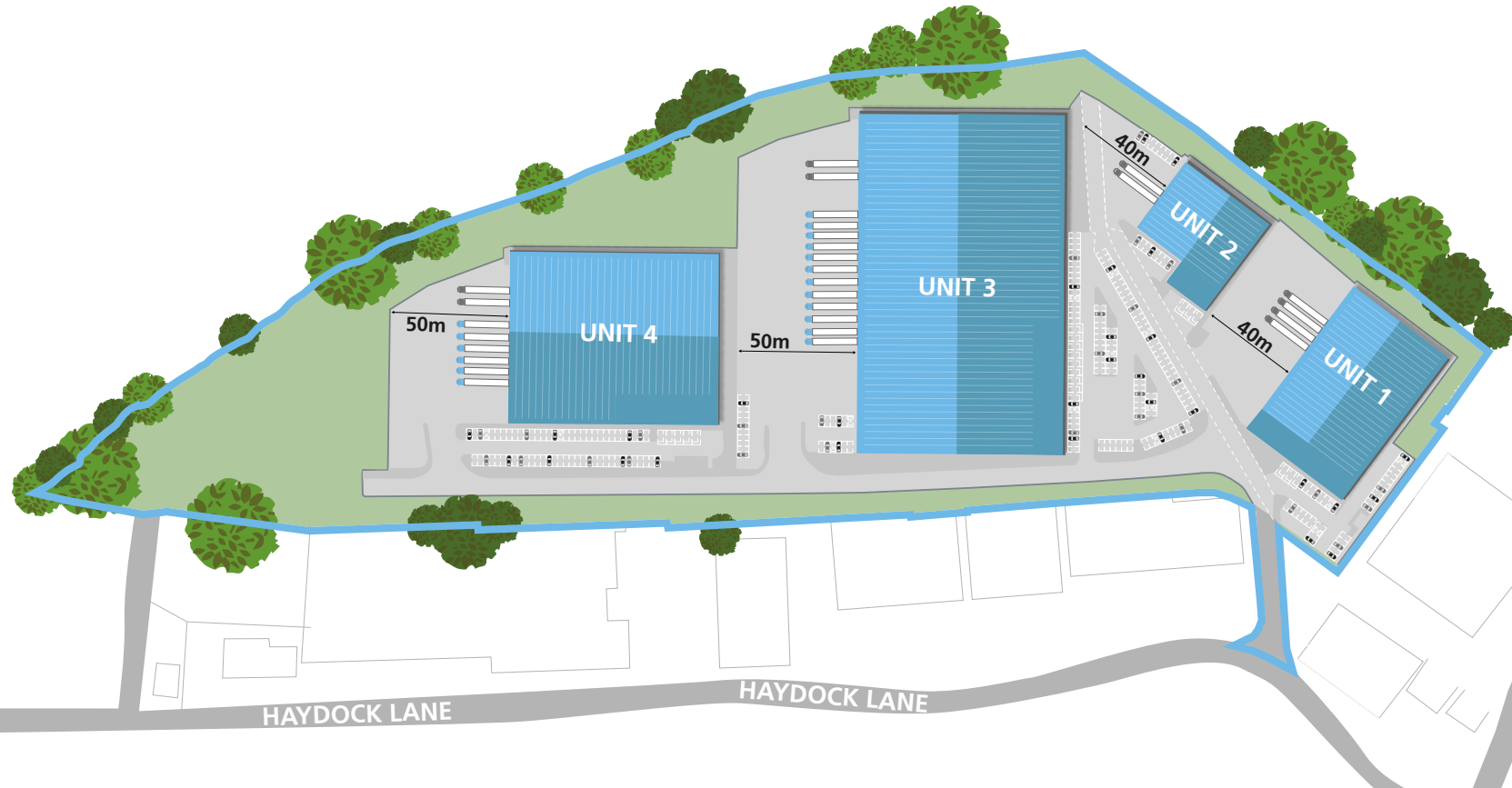
HAYDOCK

haydock 23

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HAYDOCK



ACCOMMODATION (GIA)

UNIT 1	sq ft
Warehouse	38,730
1st Floor Offices	5,165
Total	43,895
Car Parking Spaces	43

UNIT 2	sq ft
Warehouse	18,225
1st Floor Offices	2,155
Total	20,380
Car Parking Spaces	25

UNIT 3	sq ft
Warehouse	142,375
1st + 2nd Floor Offices	13,615
Total	155,990
Car Parking Spaces	137

UNIT 4	sq ft
Warehouse	61,820
1st Floor Offices	5,330
Total	67,150
Car Parking Spaces	70



TARGET BREEAM
EXCELLENT



EV
CHARGING POINTS



LED
LIGHTING



SOLAR
PANELS



TARGET
EPC A



50KN/M2
FLOOR LOADING



8M - 12.5M CLEAR
INTERNAL HEIGHT



DOCK
LEVEL DOORS



GROUND
LEVEL DOORS

haydock 23

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CANMOOR

COMMUNICATIONS

ROAD	MILES
M6 (J24)	0.8
M6 (J23)	1.3
M62/M6 intersection	6
Liverpool	16
Port of Liverpool	15
Liverpool John Lennon Airport	18
Manchester	21
Manchester International Airport	23
Warrington	7

OCCUPIERS

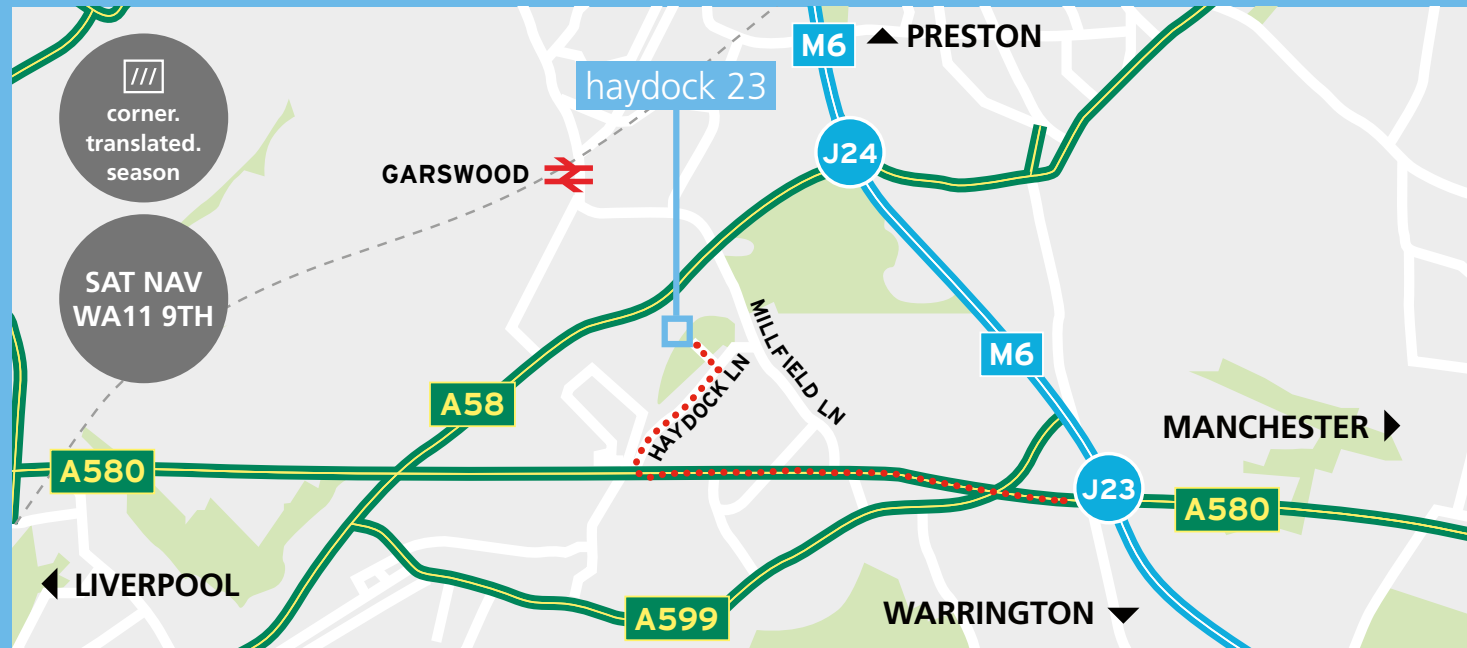
Occupiers on the estate include:



LOCATION

Haydock 23 occupies a strategic location close to 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 with a population of 2,529,975 within a 30 minute drive of the site.



FURTHER INFORMATION

Further information, plans and specifications are available through the joint agents.



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