

HAYDOCK GREEN HAYDOCK

PENNY LANE | HAYDOCK | JCT 23 M6/A580



FULL PLANNING

SUBSTANTIAL INDUSTRIAL/ DISTRIBUTION FACILITIES

- 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

HAYDOCK GREEN

DESCRIPTION

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.

SPECIFICATION

- Located at Junction 23 of M6 Motorway
- High visibility from major highways M6 motorway and A580 East Lancs
- 450 car and cycle parking
- 2700 sq m new concrete HGV yards, 40 kn/m2 loading capacity, 45 metres deep
- 150 Hgv trailer spaces
- 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 50kn loading power float finish to bespoke levelness standard required.
- Warehouse height – 10 m to underside of haunch, 11m to underside of steel ridge
- Steel framed with 35 m clear spans
- High specification warehouse lighting provided throughout to 200 lux at ground floor level
- Bespoke high specification offices tailored to tenant needs.
- Power – 2Mva (2,000 Kva) availability
- Gas – Substantial industrial production loads available
- Water – 100mm distribution mains on site





TENURE

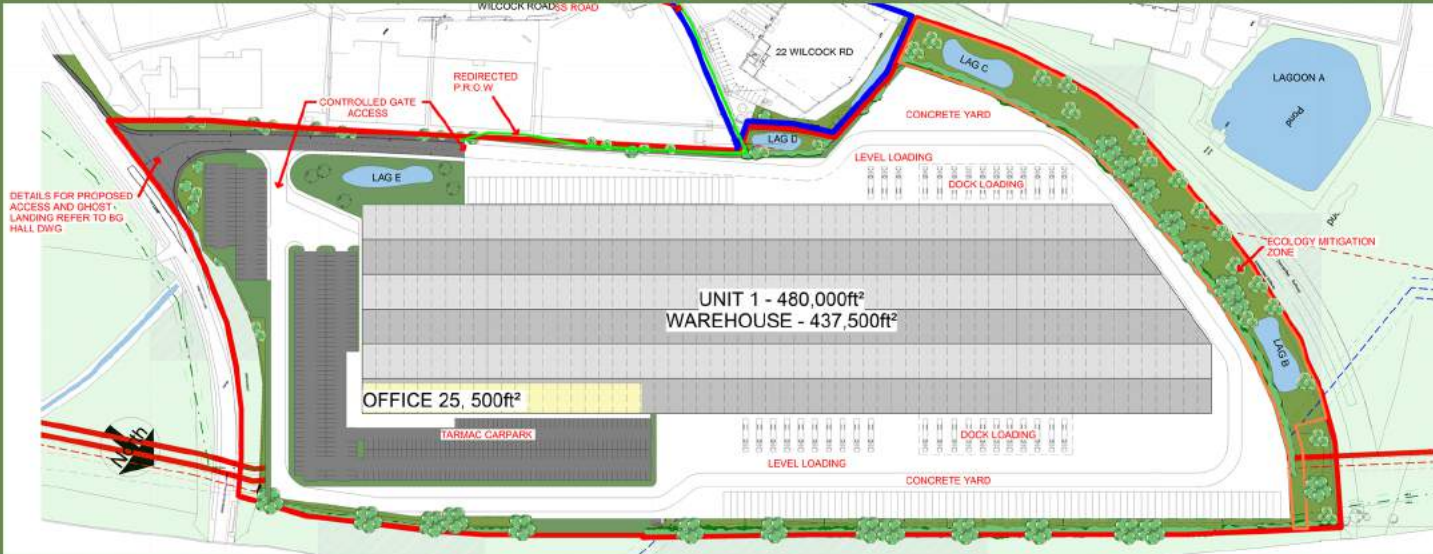
The accommodation is available to let on the basis of new full repairing and insuring leases on terms to be agreed

RATES

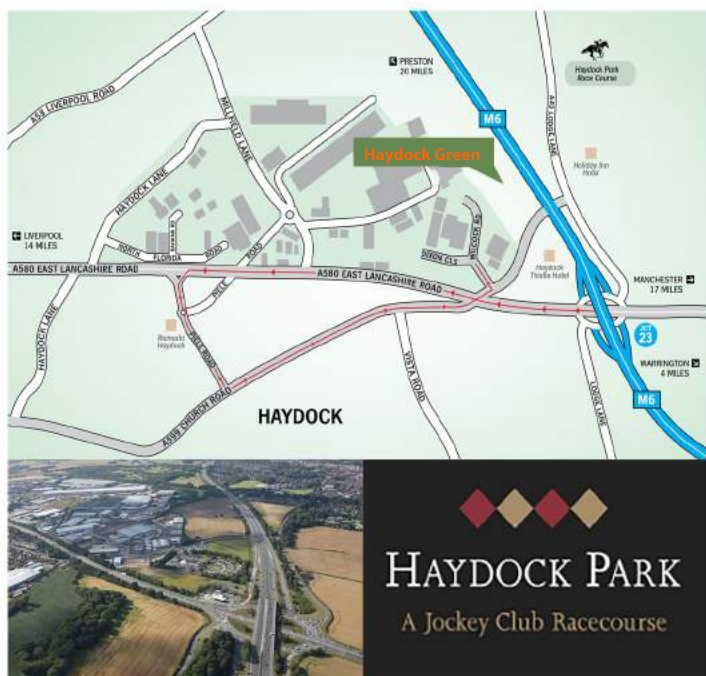
TBC

LEGAL COSTS

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



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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 Sainsburys, Aimia Kelloggs, Jaguar Landrover and Sofology

FURTHER INFORMATION

For further information please contact the joint agents:

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HGV Distances	Miles	Minutes
Liverpool Docks	20	40
Liverpool John Lennon Airport	25	39
Manchester Airport	22	27
Hams Hall Railhead	97	2h 60m
East Midlands Airport	98	3h
Immingham Port	130	2h 30m
London Heathrow Airport	197	3h 08m

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