

For Sale / May Let

Available From Q3 2026

Miami 15

Newly Refurbished Warehouse Unit

15,768 sq. ft.

Miami 15, North Florida Road,
Haydock, WA11 9TP



Fully Secure and Gated Estate



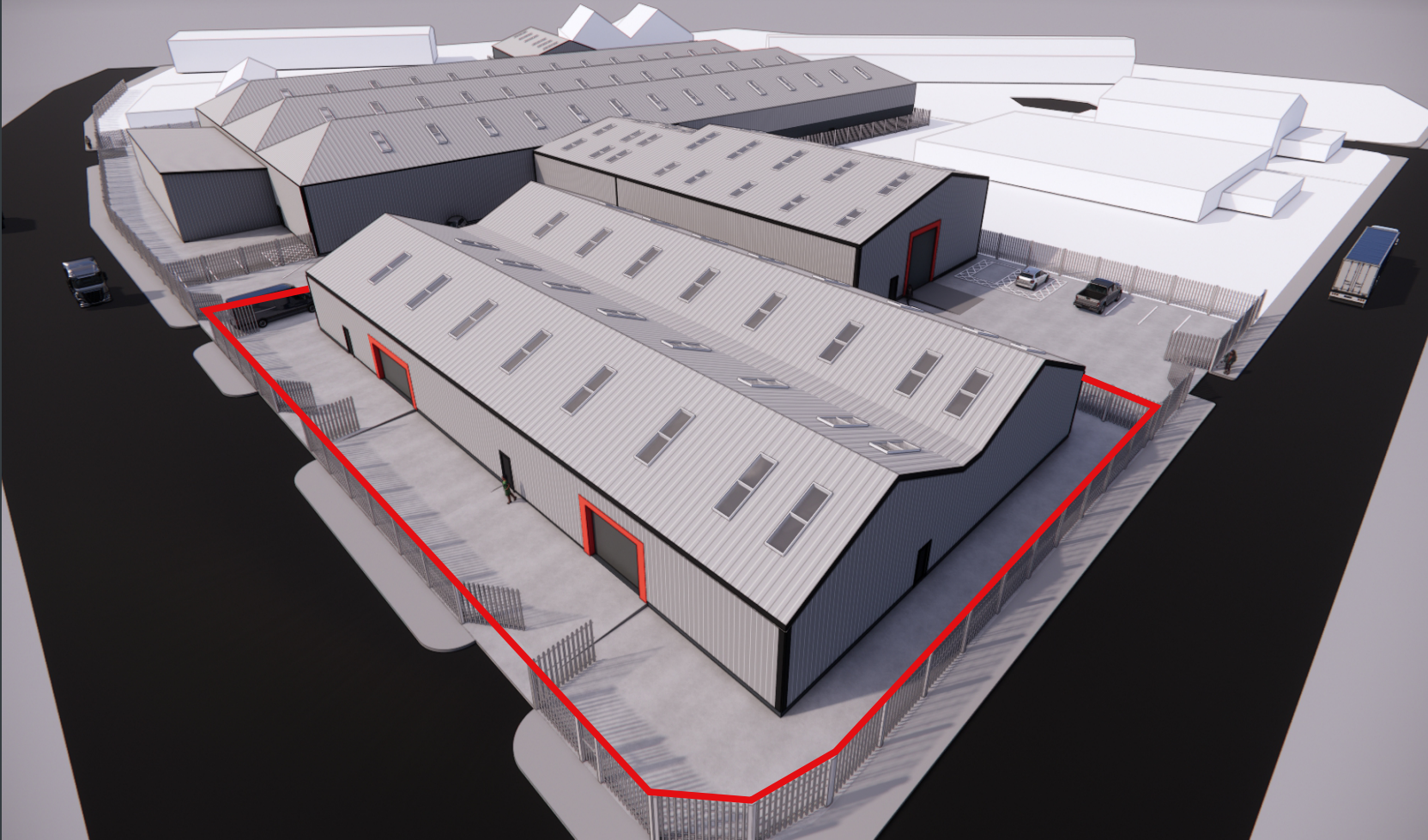
Multiple Ground Level Loading Doors



Eaves Height of up to 6.6 Metres



Rare Freehold Opportunity



Miami 15,

North Florida Road, Haydock, WA11 9TP

Specification



Multiple Electric Ground Level Loading Doors



Dedicated Yard Areas



Eaves Height of up to 6.6 Metres



EV Charging Provisions



Fully Secure and Gated Estate



Generous Parking Provisions



Up to 2 MVA available



High Quality Ancillary office/ Welfare Provisions



Double Glazed Windows



EPC (available on completion)

Terms

On application.



Accommodation

Unit	GIA Sq M	GIA Sq Ft
Warehouse	1,196	12,874
Welfare & offices	269	2,895
Total	1,465	15,768

Location

Haydock is one of the premier industrial locations in the North-West, strategically located mid-way between Manchester and Liverpool.

Haydock Industrial Estate is an established industrial location, major occupiers, including Costco, Sainsbury's, Booker, Movianto and Law Distribution.

The Unit has prominent frontage onto the East Lancashire Road (A580), 2.3 miles from Junction 23 of the M6 and within 6 miles of the M6/ M62 intersection, providing easy access to the regional and national motorway network.

Liverpool City Region Freeport



Liverpool is home to the UK's biggest western facing port, handling 45% of the UK's trade from the United States and is a natural freeport location and hub for global commerce. The Freeport area takes in a 45km diameter and includes all six of the city region's local authorities.

The LCR Freeport is a multi-gateway, multi-modal zone, which include several rail terminals and water-accessible locations, within areas of logistics and manufacturing capability. Freeports are special designated areas within the UK's borders where different economic regulations apply. Eligible Businesses are able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on reexports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

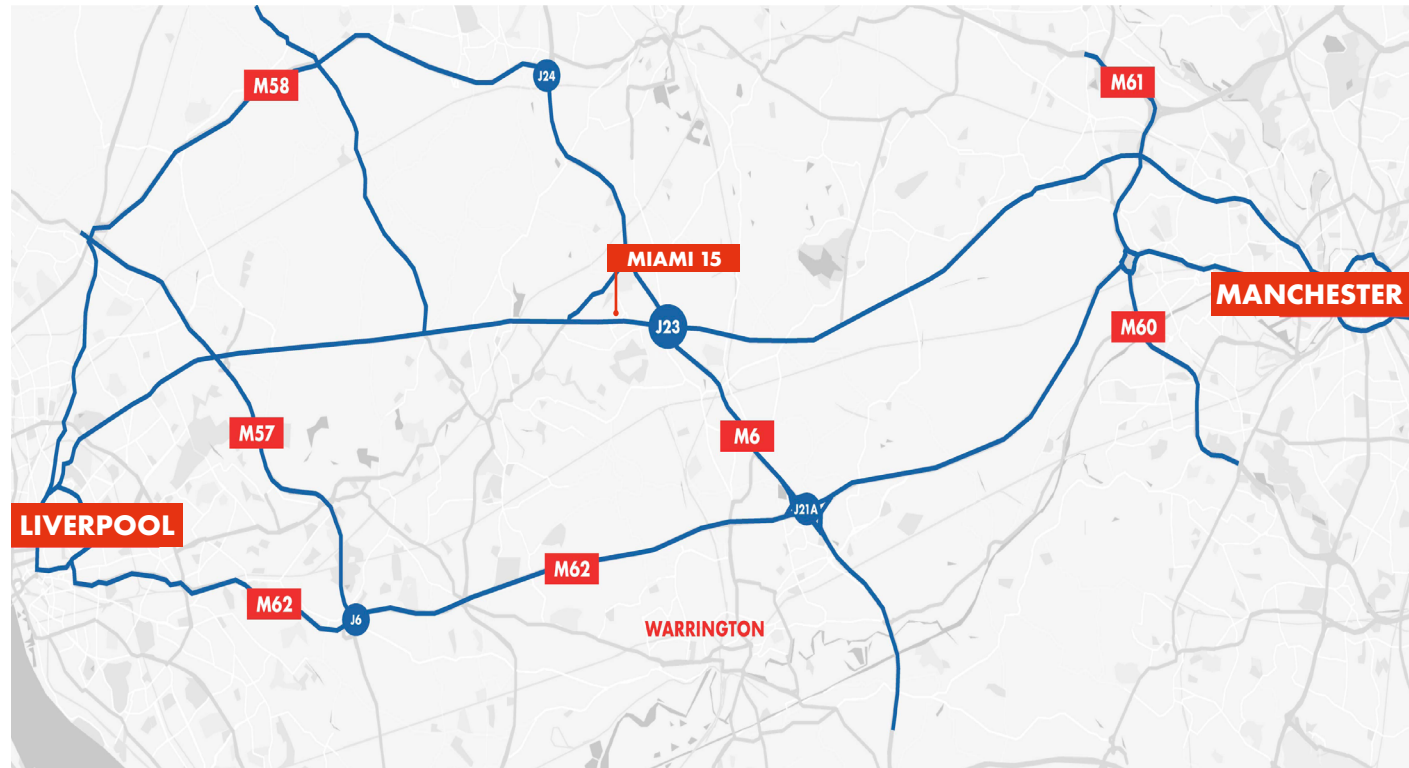
<https://www.liverpoolcityregion-ca.gov.uk/freeport>

Miami 15

North Florida Road, Haydock,
WA11 9TP

TIME/MILES TO:

Liverpool	41 minutes	(15.7 miles)
Manchester	37 minutes	(21.3 miles)
Junction 23 , M6	4 minutes	(2.3 miles)
M6/M62 Intersection	9 minutes	(6 miles)



Miami 15,
North Florida Road, Haydock, WA11 9TP



 **What3words:** solve.critic.impose



For further information, please contact the joint agents on the details below:

B8
REAL ESTATE

Alex Perratt MRICS
T: 01925 320 520
M: +44 7951 277612
E: alex@b8re.com

NorthCap

Max Pickering
T: 0161 850 0593
M: +44 7835 059363
E: mp@northcap.co.uk

IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). June 2026.