

FOR SALE / MAY LET

AVAILABLE FROM Q3 2026



BAHAMA BUILDING

Newly Refurbished Warehouse/ Industrial / Trade Counter Units

Units Available Individually

Approximately
6,673 sq. ft

**Bahama Building, Bahama Road,
Haydock, WA11 9TP**



Fully Secure and Gated Estate



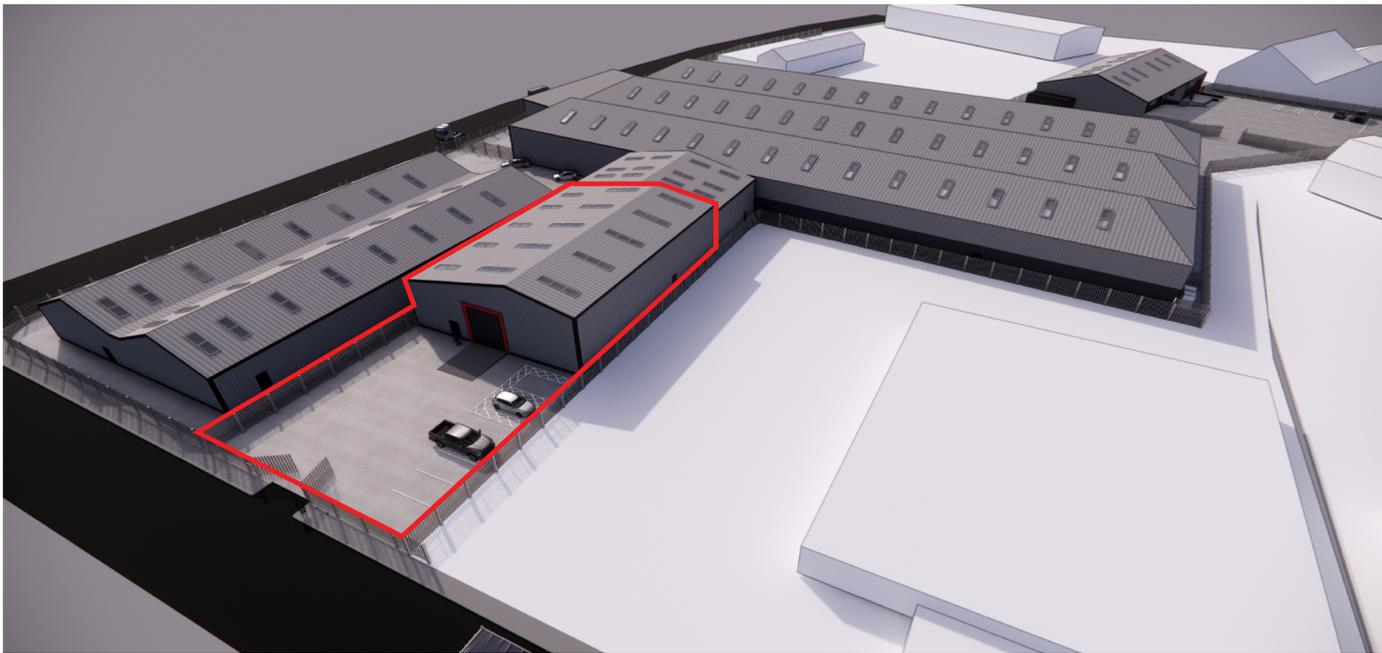
One Ground Level Loading Door



Eaves Height of up to 7.2 Metres



Rare Freehold Opportunity



BAHAMA BUILDING, Bahama Road, Haydock, WA11 9TP

SPECIFICATION



One Electric
Ground Level
Loading Door



Dedicated
Yard Areas



Eaves Height
of up to 7.2
Metres



EV Charging
Provisions



Fully Secure and
Gated Estate



Generous Parking
Provisions



Three Phase
Power Available



High Quality
Ancillary Office /
Welfare Provisions

Accommodation

	Sq. m	Sq. ft
Warehouse	598.6	6,443
Welfare	21.4	230
Total	620.0	6,673



PROPOSED SITE PLAN 1:500 @ A1



EPC (available on completion)

TERMS

On application.

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.

BAHAMA,
Bahama Road,
Haydock, WA11 9TP

TIME/MILES TO:

Liverpool City Centre
41 Minutes (15.7 Miles)

Manchester City Centre
37 (21.3 Miles)

Junction 23 M6 Motorway
4 Minutes (2.3 Miles)

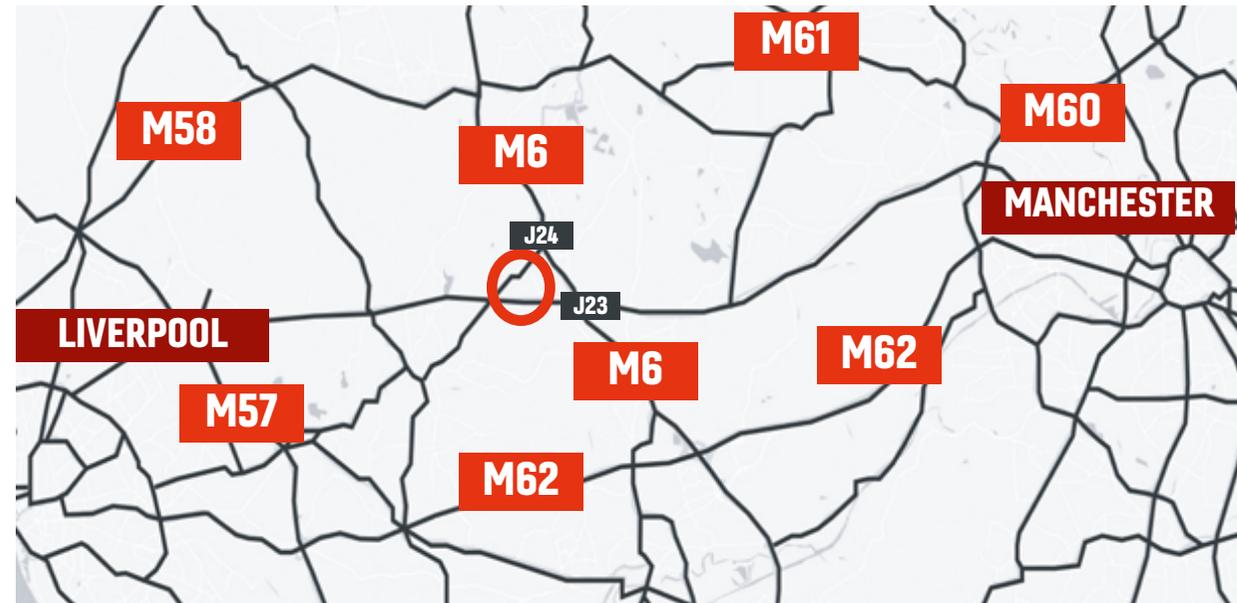
M6/M62 Intersection
9 Minutes (6 Miles)

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 re-exports 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>

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