

PANATTONI HAYDOCK 66

PANATTONI.CO.UK/HAYDOCK

THE NORTH WEST'S
MOST SUSTAINABLE MID-BOX UNIT

BREEAM®

BREEAM 'Outstanding'



NET ZERO CARBON
DEVELOPMENT

 PANATTONI

66,094 SQ FT

Speculative build industrial/logistics unit

AVAILABLE NOW | TO LET/ MAY SELL

J23 M6 | Moore Park Way | St Helens | WA11 9FS

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HAYDOCK 66

66,094 SQ FT

Strategic location
2 minutes off J23 of M6



Delivering rapid access to Liverpool and Manchester

Panattoni Haydock 66 offers 66,094 sq ft of industrial/logistics space in one of the UK's most densely populated regions. Located at the intersection of the M6 and A580 East Lancashire Road, it provides direct access to the M62, M57, and the Port of Liverpool — positioned to serve both Liverpool and Manchester.



Road	Miles	Time
Junction 23 M6	1.8	2 mins
Warrington	9	20 mins
Liverpool City Centre	15	37 mins
Manchester City Centre	22	36 mins
Preston	25	38 mins

Ports	Miles	Time
Port of Liverpool	17	29 mins

Airports	Miles	Time
Liverpool John Lennon	18.6	24 mins
Manchester	23.6	31 mins

354,320 people live within 15 minutes by car/van

2.55 million people live within 30 minutes by car/van

6.24 million people live within 45 minutes by car/van

Source: ESRI June 2024

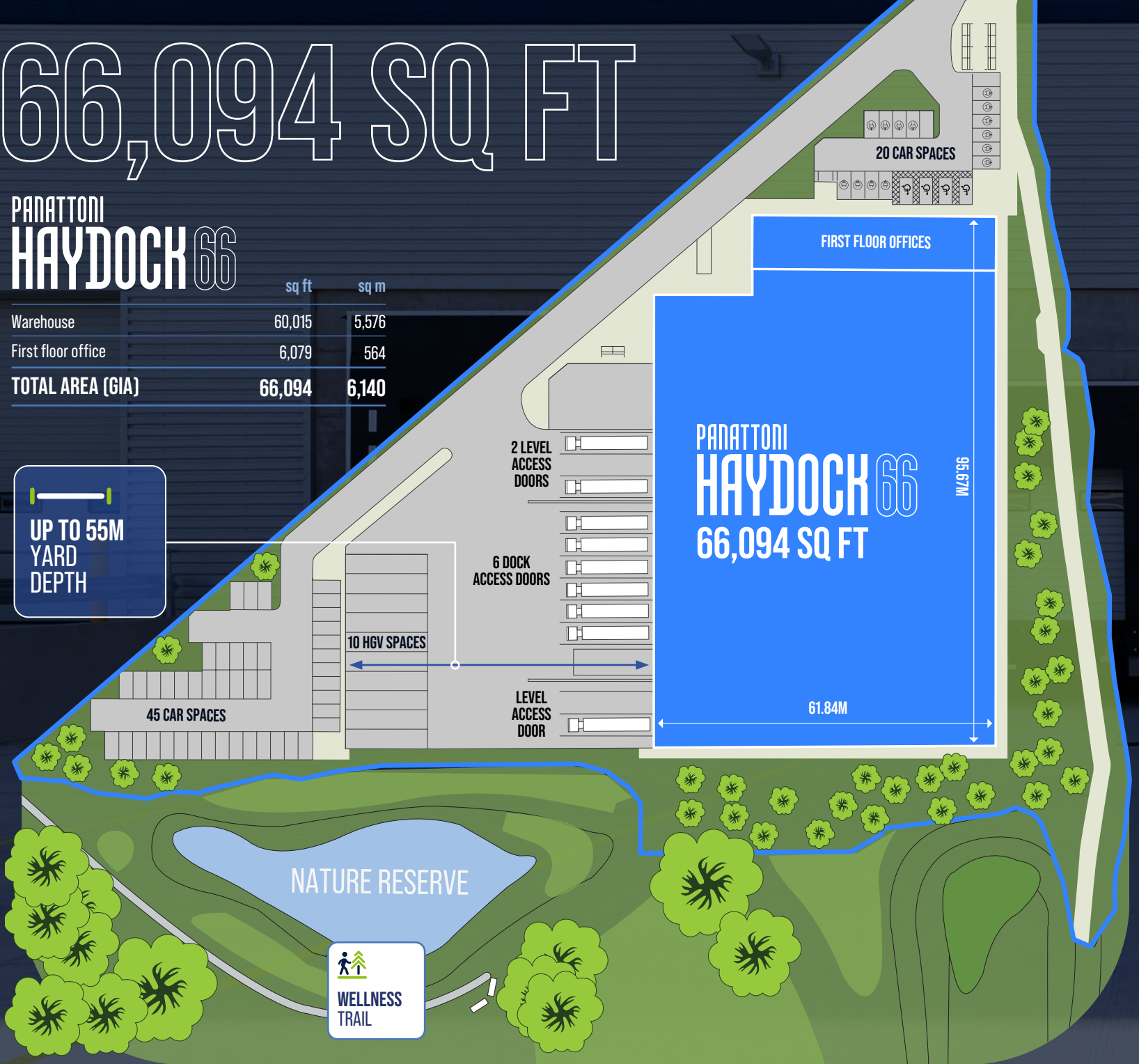


66,094 SQ FT

PANATTONI HAYDOCK 66

	sq ft	sq m
Warehouse	60,015	5,576
First floor office	6,079	564
TOTAL AREA (GIA)	66,094	6,140

UP TO 55M
YARD
DEPTH



Speculative build industrial/logistics unit

Available Now

Base specification



**6
DOCK
DOORS**



**3
LEVEL ACCESS
DOORS**



**11M
CLEAR INTERNAL
HEIGHT**



**UP TO 500KVA
POWER
SUPPLY**



**UP TO 55M
YARD
DEPTH**



**10
HGV PARKING
SPACES**



**50KN/M²
FLOOR
LOADING**



**15%
ROOF
LIGHTS**



**FM2
FLOORING**



**65
CAR PARKING
SPACES**



**14 EV
CHARGING
POINTS**



**ROOF MOUNTED
PV INSTALLED**



**NET ZERO CARBON
DEVELOPMENT**

 **PANATTONI**

The North West's most sustainable mid-box unit



Building fabric designed
and constructed to
very high standards
of insulation and air
tightness



15% rooflights to
warehouse resulting in
a high level of natural
daylight reducing need
for artificial lighting



Roof mounted PV
already installed,
with the capacity
to hold up to 100%



Rainwater
harvesting



Water saving taps
and WCs



Water leak detection



Electric vehicle
charging points in the
car park



Cycle parking spaces

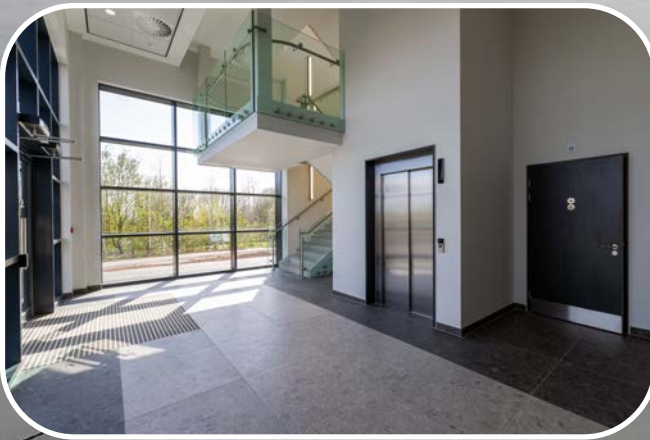


Sub-metering of energy
consumption

BREEAM[®]
BREEAM 'OUTSTANDING'
★★★★★

A+

EPC RATING:
'A+' [-5]



Fast track to skilled labour



335,000

Manufacturing workers in the North West
(8.3% vs. 7.0% UK)
Source: NOMIS March 2025



203,000

Transportation and storage workers in the North West (5.0% vs. 5.1% UK)
Source: NOMIS March 2025



186,700

Want a job in the North West
Source: NOMIS December 2024

One of the best performing regions



1.1 Million people of working age live within 30 minutes by car
Source: CACI



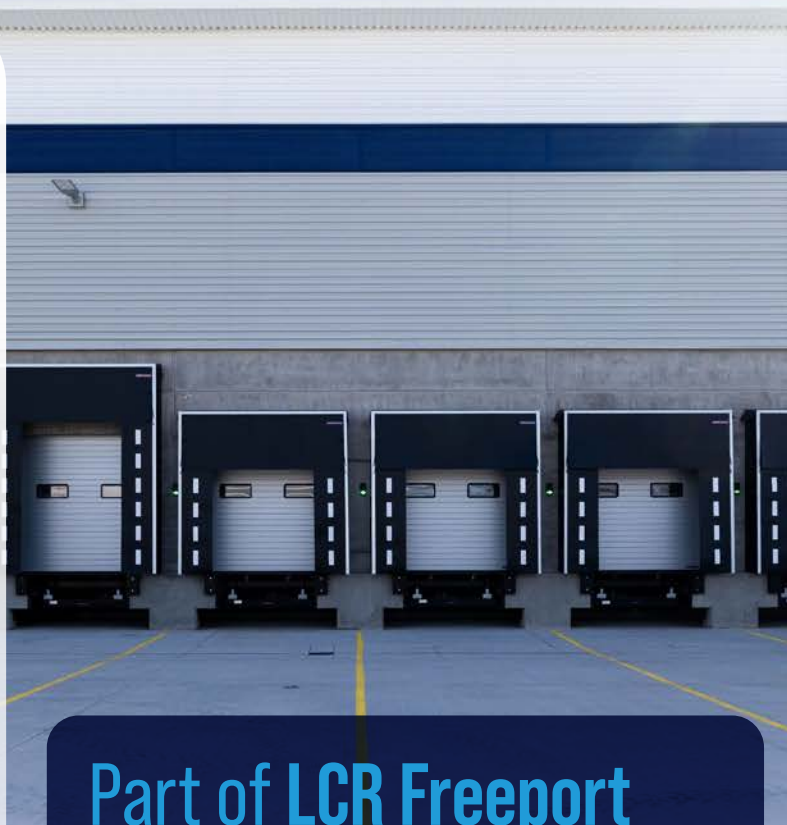
1.7 Million consumers live within 30 minutes by van
Source: CACI



42.7 Million people within 4.5 hours drive time by HGV
Source: CACI



65% Of the UK within a single HGV drive time. Ideally placed to serve the new Liverpool 2 deep water container terminal
Source: NOMIS 2020



Part of LCR Freeport

Panattoni Haydock 66 is located within the Liverpool City Region Freeport, offering key advantages including customs relief and simplified import/export procedures. The Freeport is set to become a key driver of innovation, trade and investment across the North West.



UK #2

The North West has the highest population density outside London
Source: ONS 2020

7.42M

People live in the North West, which is over 11% of the UK population
Source: NOMIS 2021

UK #3

The North West is the UK's 3rd largest regional economy by GDP
Source: Statista 2023

£270.8BN

Total GDP of the North West region
Source: ONS 2023

£20,520

Average purchasing power per consumer within 90 mins
Source: ESRI June 2025

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia & North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe & India alone, with a further 28 million sq ft currently under construction.

70

offices worldwide

2,500

international customers

270 million+

sq ft developed by Panattoni across Europe and Asia

28 million+

sq ft currently under construction

To learn more about Panattoni, watch our latest video:
www.panattoni.co.uk/economy

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amazon

Kellogg's

HAYDOCK
INDUSTRIAL
ESTATE

A580

EAST LANCASHIRE ROAD

23

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SCAN TO FIND OUT MORE:
PANATTONI.CO.UK/HAYDOCK

