

HAYDOCK 140

TO LET NEW BUILD INDUSTRIAL /LOGISTICS FACILITY
138,340 SQ FT ON 6.20 ACRES

- ▶ UNDER CONSTRUCTION - AVAILABLE Q2 2025
- ▶ DIRECTLY FACING J23 M6 IN THE NORTH WEST
- ▶ HIGH PROFILE BUILDING IN A PRIME LOCATION





DIRECTLY FACING THE M6

OCCUPIERS
INCLUDE:

Sainsbury's

SCREWFIX

Kellogg's

amazon

COSTCO
WHOLESALE

HOWDENS

[VIEW VIDEO](#)



**CONSTRUCTION
UPDATE**

HAYDOCK 140

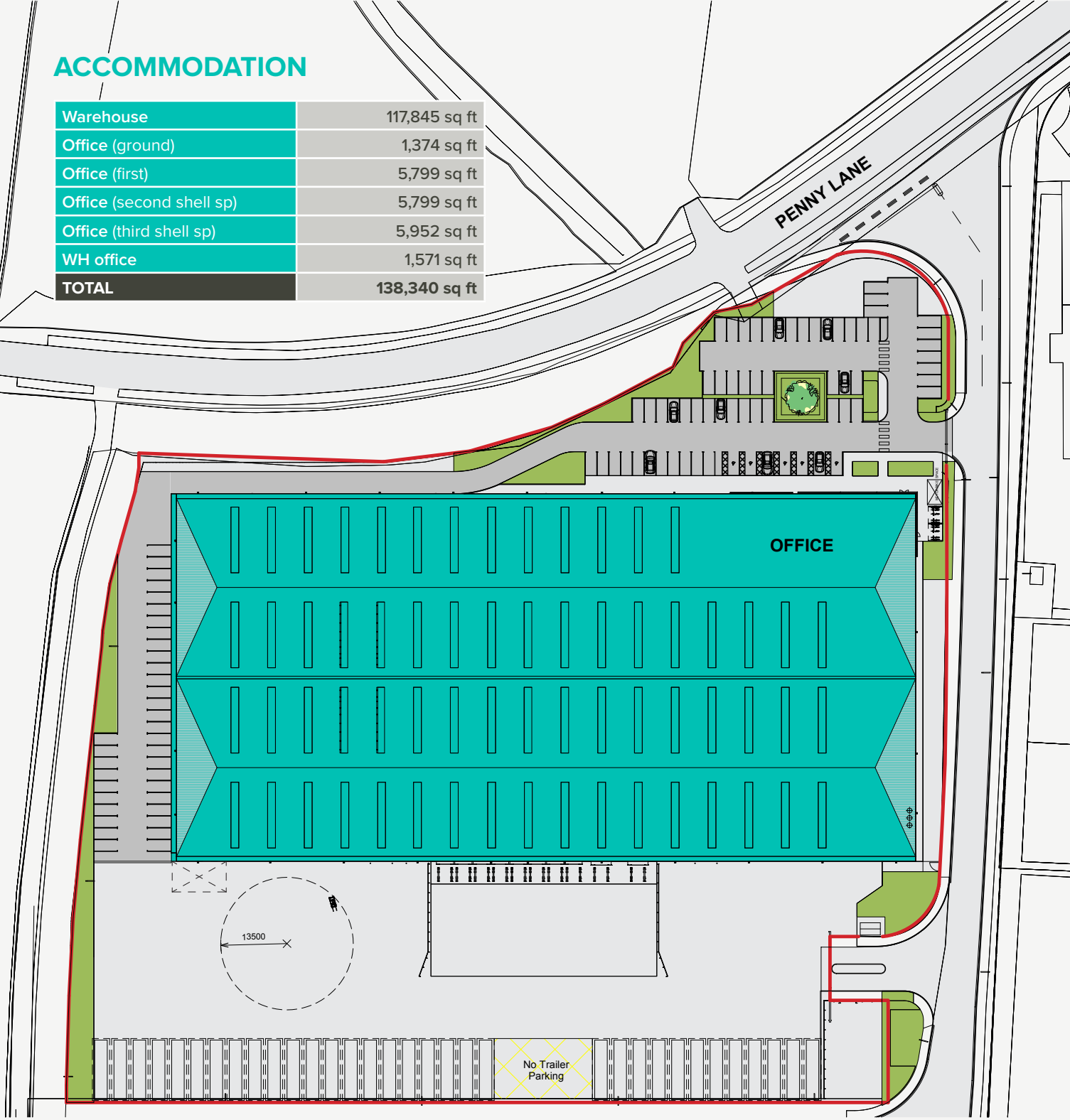
JCT23 M6

TO LET NEW BUILD
INDUSTRIAL /LOGISTICS
FACILITY

138,340 SQ FT
ON 6.20 ACRES

ACCOMMODATION

Warehouse	117,845 sq ft
Office (ground)	1,374 sq ft
Office (first)	5,799 sq ft
Office (second shell sp)	5,799 sq ft
Office (third shell sp)	5,952 sq ft
WH office	1,571 sq ft
TOTAL	138,340 sq ft



The site forms part of the Haydock Green industrial / logistics scheme fronting J23 of the M6 and the site is situated in front of a newly built 377,000 sq ft distribution warehouse constructed as a pre-let to healthcare logistics company, Movianto.

The site has excellent visibility to the M6 and Penny Lane.



15m eaves



10 dock loading doors



3 level access loading doors



Gatehouse provision



125 car spaces



Sprinkler tank space provision



Dedicated security hut to yard entrance



29 dedicated trailer spaces



8 motorbike spaces



50m yard depth



Low site density of 45%



Breeam Very Good target build specification

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 [VIEW VIDEO](#)

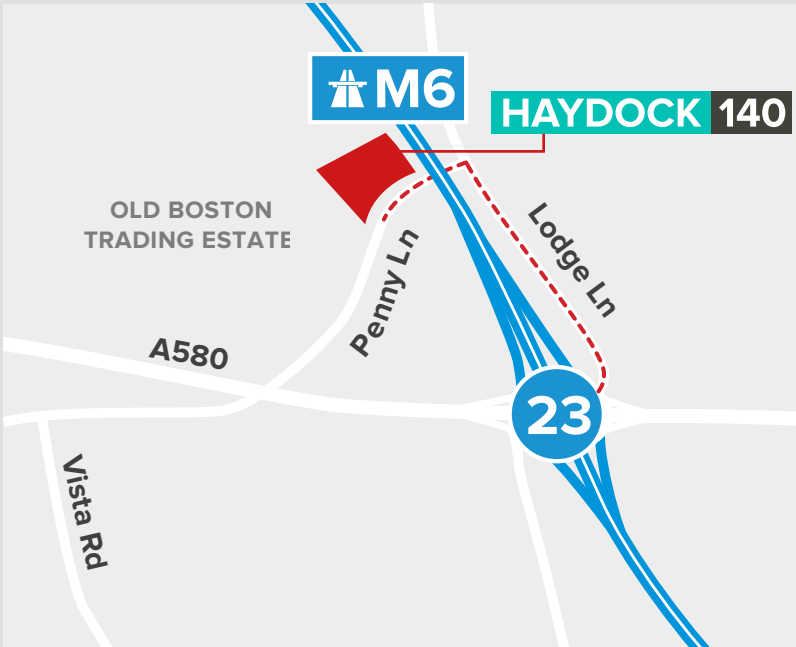
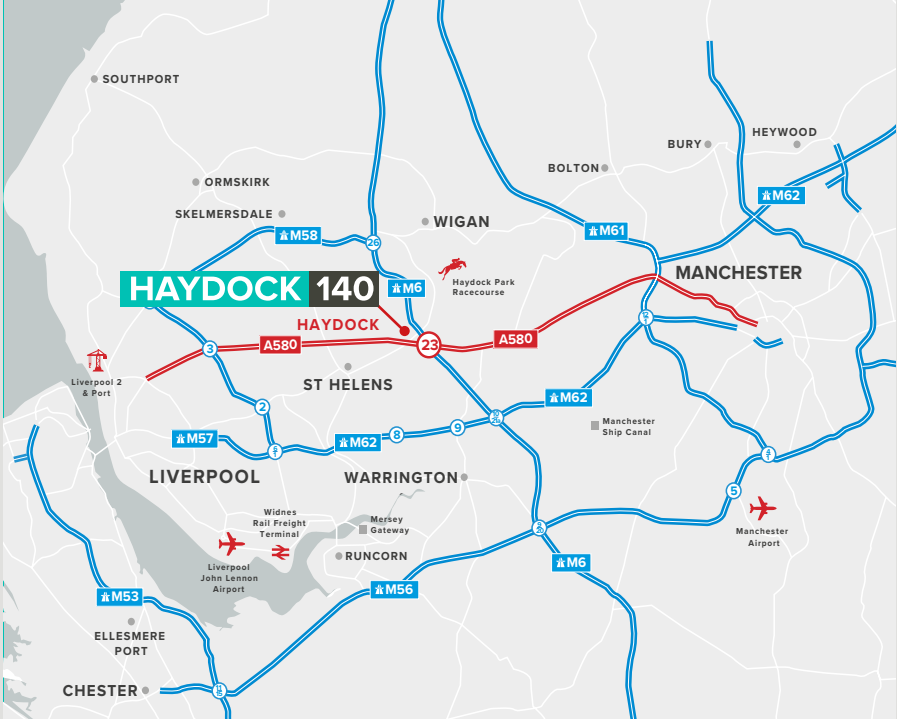


LOCATION

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 Palmer & Harvey.

The Unit has prominent frontage onto the M6 at its intersection with the East Lancashire Road (A580), and within 5 miles of the M6/ M62 intersection, providing easy access to the regional and national motorway network.incurred in the transaction.

HAYDOCK 140
JCT23 M6



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>

TENURE

The proposed unit is available leasehold on terms to be agreed.

PRICING

Upon application.



Jon Thorne
07738 735 530
jon@b8re.com

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