

For Sale / May Let

Available From Q4 2026

**J23
M6**

A580

North Florida 60

Newly Refurbished Warehouse Units
Available Individually

64,789 - 72,711 sq. ft.

**North Florida 60, 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



North Florida 60,

North Florida Road, Haydock,
WA11 9TP

Specification



Multiple 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



Three Phase
Power Available



High Quality
Ancillary office/
Welfare Provisions



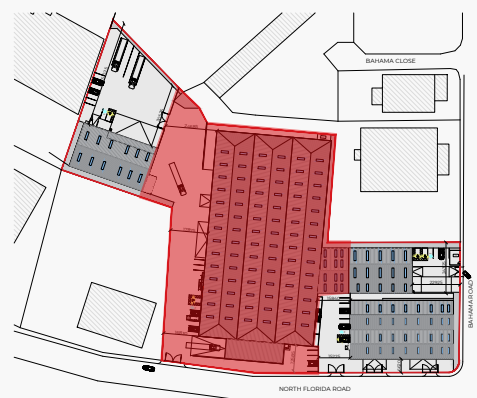
Double Glazed
Windows



EPC (available on completion)

Terms

On application.



Accommodation

Unit	GIA Sq M	GIA Sq Ft
Warehouse	5,895	63,454
Office & Welfare (4.8%)	124	1,335
Total	6,019	64,789



aydock,



Eaves Height of up to 4.7 Metres



Generous Parking Provisions



Double Glazed Windows

on completion)



Accommodation

Unit	GIA Sq M	GIA Sq Ft
Deltona	681	7,330
Office & Welfare (7.8%)	55	592
Total	736	7,992

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.

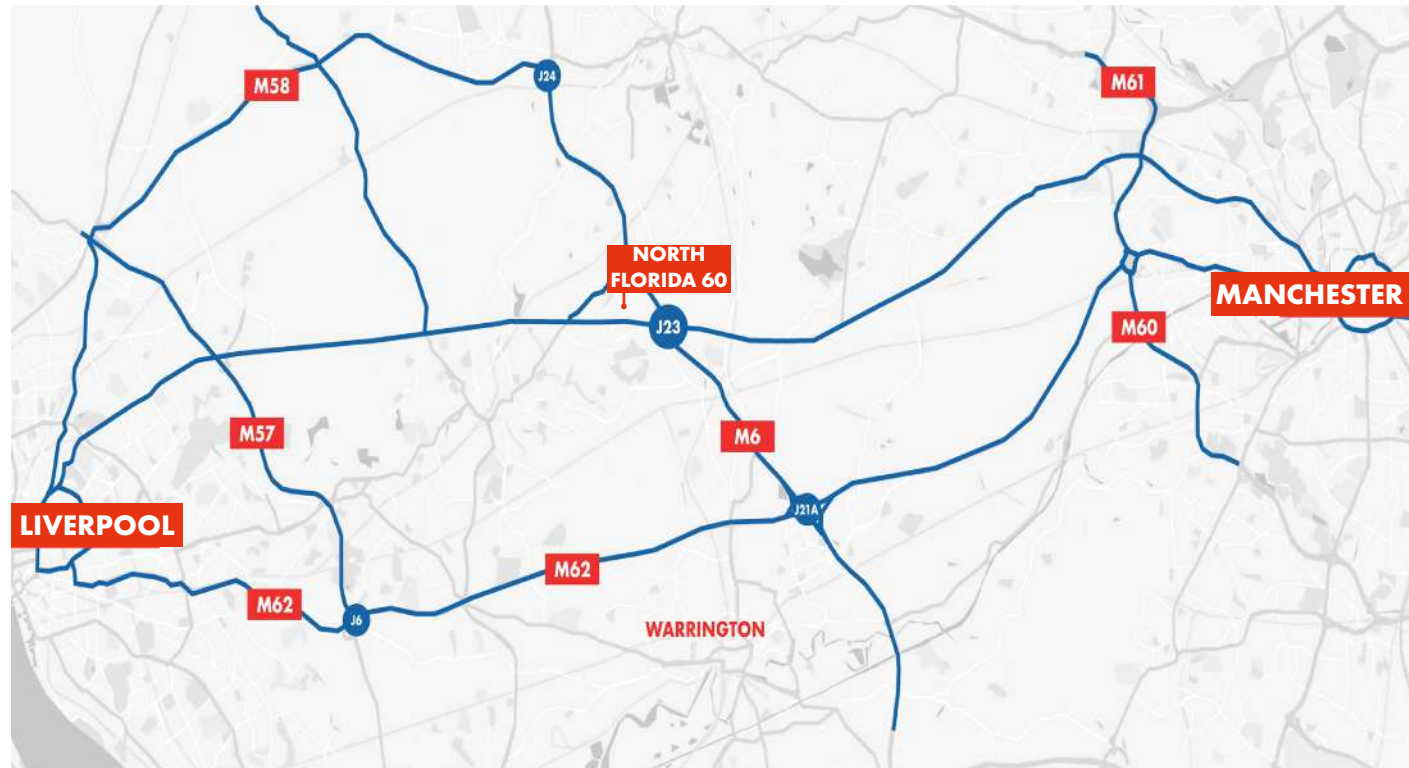
<https://www.liverpoolcityregion-ca.gov.uk/freeport>

North Florida 60

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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)



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

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