

FOR SALE / MAY LET

AVAILABLE FROM Q4 2026



NORTH FLORIDA SIXTY

Newly Refurbished Warehouse/ Industrial / Trade Counter Units

Units Available Individually or Combined

Approximately

60,064 - 67,919 sq ft.

**North Florida Sixty, North Florida Road,
Haydock, WA11 9TP**



Fully Secure and Gated Estate



Multiple Ground Level Loading Doors



Eaves Height of up to 6.5 Metres



Rare Freehold Opportunity



NORTH FLORIDA SIXTY

North Florida Road, Haydock,
WA11 9TP

SPECIFICATION



6 Level Access Loading Doors (2 covered via Canopy)



Dedicated Yard Areas



Eaves Height of up to 6.5 Metres



EV Charging Provisions



Fully Secure and Gated Estate



Generous Parking Provisions



Three Phase Power Available



2,500 sq. ft. Brand New Office Accommodation



Double Glazed Windows



EPC (available on completion)

TERMS

On application.

Accommodation

	Sq. m	Sq. ft
Warehouse	5,055.0	54,416
Office & Welfare	270.6	2,912
Canopy	254.1	2,735
Total	5,579.7	60,064





Accommodation

	Sq. m	Sq. ft
Warehouse	677.2	7,289
Office & Welfare	52.6	566
Total	729.8	7,855



DELTONA

North Florida Road, Haydock, WA11 9TP SPECIFICATION



Electric loading doors - 3 dock level and 1 ground level



Dedicated Yard Areas



Eaves Height of up to 4.6 Metres



EV Charging Provisions



Fully Secure and Gated Estate



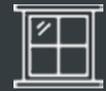
Generous Parking Provisions



Three Phase Power Available



High Quality Ancillary Office / Welfare Provisions



Double Glazed Windows



EPC (available on completion)

TERMS

On application.

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.

**NORTH FLORIDA SIXTY,
North Florida 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

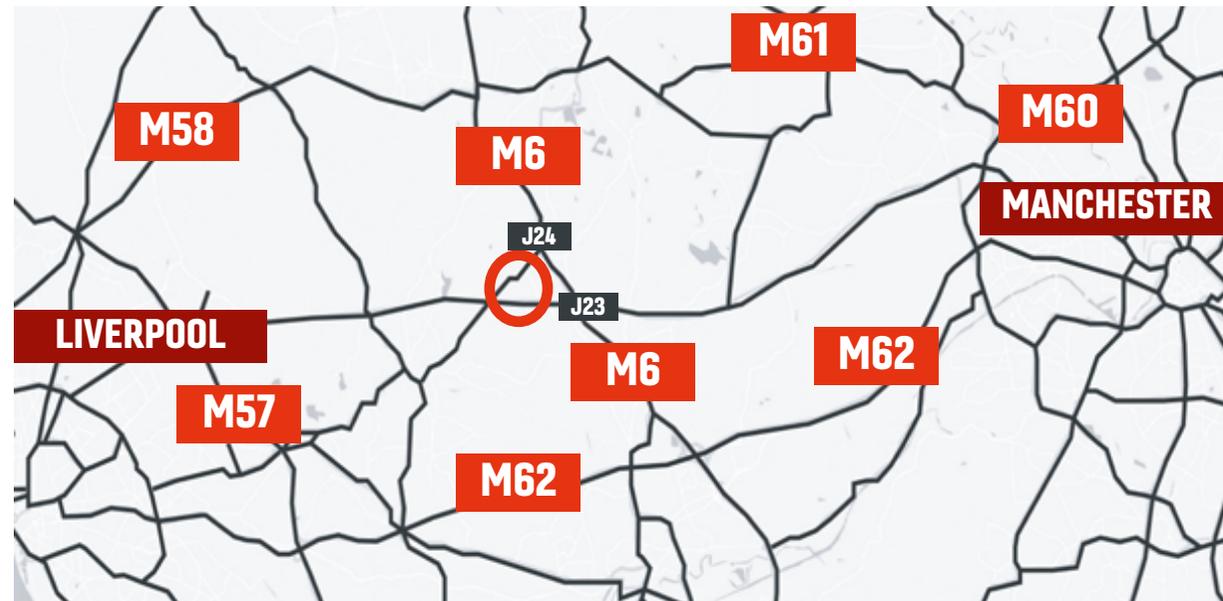
9 Minutes (6 Miles)

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 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.

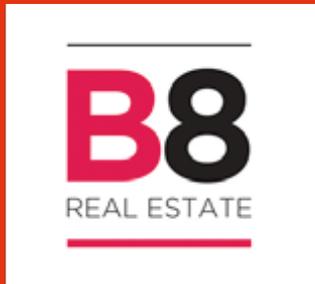


<https://www.liverpoolcityregion-ca.gov.uk/freeport>

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