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

- **Highly visible unit** on a major A-road
- **6.24 million** consumers within 45 minutes
- **12 million** consumers within 90 minutes

- **J23 M6** within 2 minutes
- **Central Manchester** within 36 minutes
- **Central Liverpool** within 37 minutes
- **Port of Liverpool** within 39 minutes

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)

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.

City Region Freeport

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

PANATTONI HAYDOCK 66

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SCAN TO FIND OUT MORE:

PANATTONI.CO.UK/HAYDOCK