

# PANATTONI HAYDOCK 66



## 65,890 SQ FT

Speculative build industrial/logistics unit

**UNDER CONSTRUCTION**

**AVAILABLE Q1 2026 | TO LET/ MAY SELL**



J23 M6 | Moore Park Way | St Helens | WA11 9FS  
what.3.words /// jaws.hunter.woven



## Strategic location 2 minutes off M6 J23

- **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

Pyroguard  
movianto  
MALCOLM LOGISTICS  
COSTCO WHOLESALE  
Mercure

Sainsbury's

BOOKER  
WHOLESALE

HAYDOCK INDUSTRIAL ESTATE

amazon

Kellogg's

OakTyres

DX

MANCHESTER  
22 MILES

STARBUCKS

ASDA

A580

LIVERPOOL - 15 MILES  
ST. HELENS - 4 MILES

EAST LANCASHIRE ROAD

SOUTH

NORTH

M6

J23

M6/M62 JUNCTION  
6 MILES



## Delivering rapid access to Liverpool and Manchester

Panattoni Haydock 66 offers **65,890 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 – ideally 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

# 65,890 SQ FT

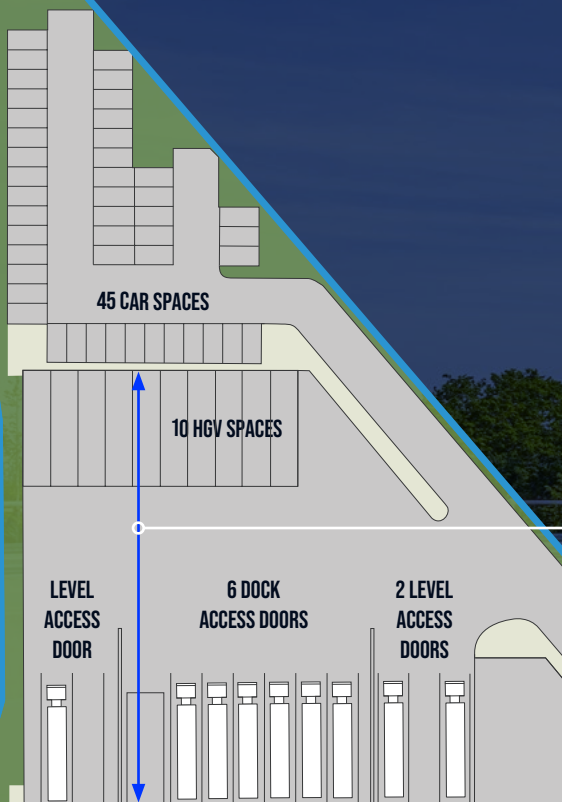
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## BASE SPECIFICATION

 6 DOCK DOORS	 3 LEVEL ACCESS DOORS	 11M CLEAR INTERNAL HEIGHT
 50KN/M <sup>2</sup> FLOOR LOADING	 15% ROOF LIGHTS	 FM2 FLOORING
 UP TO 500KVA POWER SUPPLY	 UP TO 55M YARD DEPTH	 10 HGV PARKING SPACES
 65 CAR PARKING SPACES	 14 EV CHARGING POINTS	 CYCLE PARKING SPACES

UP TO 55M  
YARD  
DEPTH



## PANATTONI HAYDOCK 66

	sq ft	sq m
Warehouse	59,880	5,563
Ground floor core	690	64
First floor office	5,320	494
<b>TOTAL AREA (GIA)</b>	<b>65,890</b>	<b>6,120</b>

FIRST FLOOR OFFICES

20 CAR SPACES





## Ahead of the pack for sustainable space



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



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



Roof-mounted solar photovoltaic (PV) system up to 100% capacity



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



TARGETING  
NET **ZERO** CARBON  
DEVELOPMENT



Targeting  
BREEAM 'Excellent'  
★★★★★



Targeting EPC:  
Warehouse A  
Offices A+



## 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

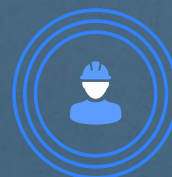


65%

Of the UK within a single HGV drive time. Ideally placed to serve the new Liverpool 2 deep water container terminal

Source: NOMIS 2020

## 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

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

## 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.





# THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER



Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date, with 60 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at  
[www.panattoni.co.uk](http://www.panattoni.co.uk)

**60** offices worldwide

**2,500** international customers

**250 million+**  
sq ft developed by Panattoni across Europe

**650 million+**  
sq ft developed by Panattoni worldwide

PANATTONI  
**HAYDOCK 66**

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[PANATTONI.CO.UK/HAYDOCK](http://PANATTONI.CO.UK/HAYDOCK)

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