

PANATTONI HAYDOCK 66

THE NORTH WEST'S
MOST SUSTAINABLE MID-BOX UNIT

BREEAM®

Targeting BREEAM 'Outstanding'



TARGETING
NET **ZERO** CARBON
DEVELOPMENT

 PANATTONI

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

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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 **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

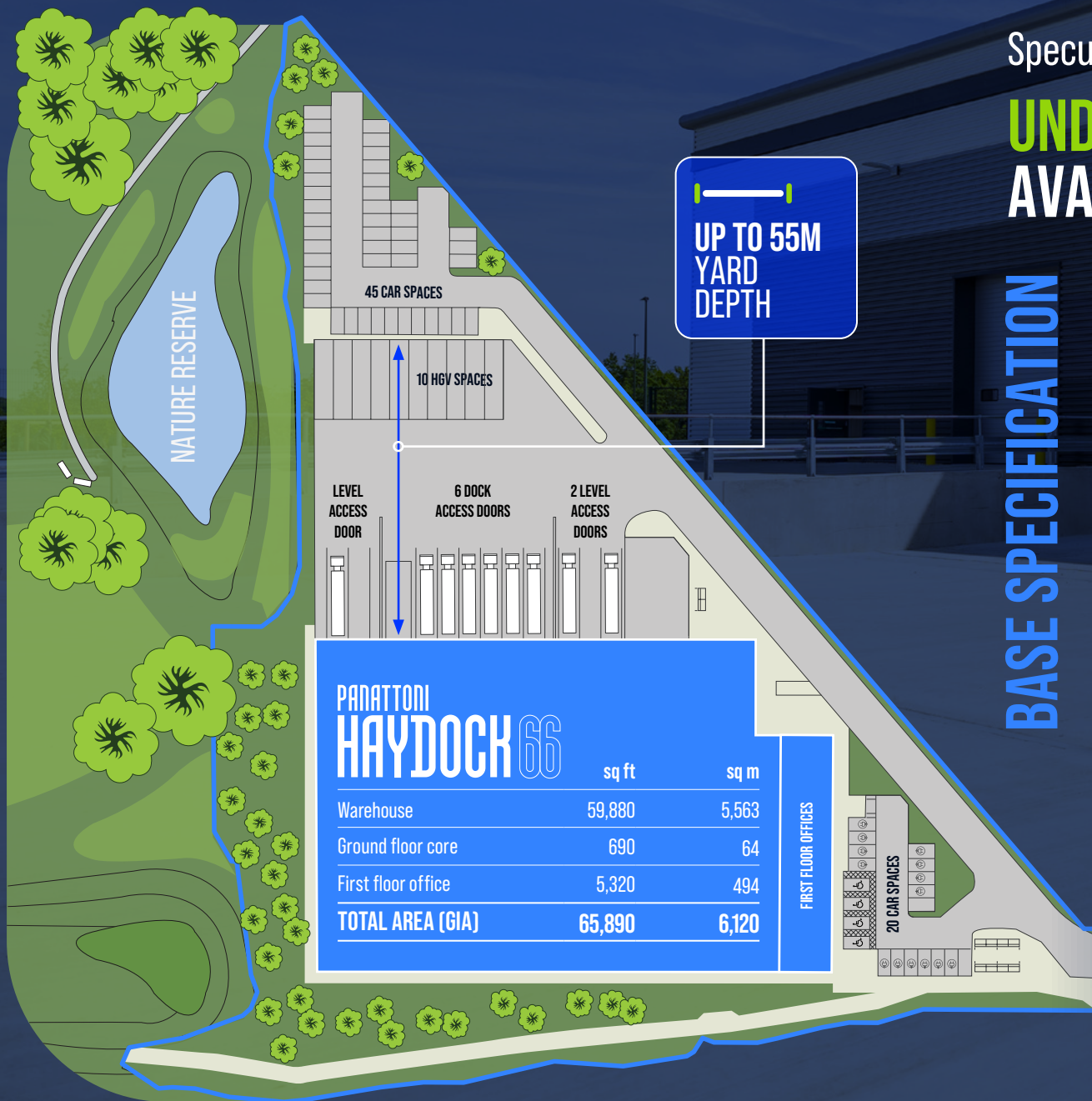
65,890 SQ FT

Speculative build industrial/logistics unit

UNDER CONSTRUCTION
AVAILABLE Q1 2026

UP TO 55M
YARD
DEPTH

BASE SPECIFICATION



PANATTONI HAYDOCK 66

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

FIRST FLOOR OFFICES



6
DOCK
DOORS



3
LEVEL ACCESS
DOORS



11M
CLEAR INTERNAL
HEIGHT



50KN/M²
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



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 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
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BREEAM

Targeting
BREEAM 'Outstanding'
★★★★★

A 0-25

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

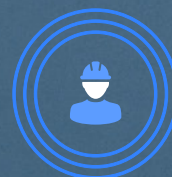


65%

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 69 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

69 offices worldwide

2,500 international customers

267 million+
sq ft developed by Panattoni across Europe

650 million+
sq ft developed by Panattoni worldwide

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HAYDOCK 66

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SCAN TO FIND OUT MORE:



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