

# 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



← NORTH

BOOKER  
WHOLESALE

Sainsbury's

MALCOLM  
LOGISTICS

OakTyres

STARBUCKS

▶ Pyroguard

movianto

COSTCO  
WHOLESALE

DX

ASDA

→

SOUTH →

M6

J23

M6/M62 JUNCTION  
6 MILES

amazon

HAYDOCK INDUSTRIAL ESTATE

↑  
MANCHESTER - 22 MILES

A580

Kellogg's

- 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

EAST LANCASHIRE ROAD

↓  
LIVERPOOL - 15 MILES  
ST. HELENS - 4 MILES

# 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
<b>TOTAL AREA (GIA)</b>	<b>66,094</b>	<b>6,140</b>

UP TO 55M  
YARD  
DEPTH



Speculative build industrial/logistics unit

**Available Now**

## Base specification

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

 **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<sup>®</sup>**  
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



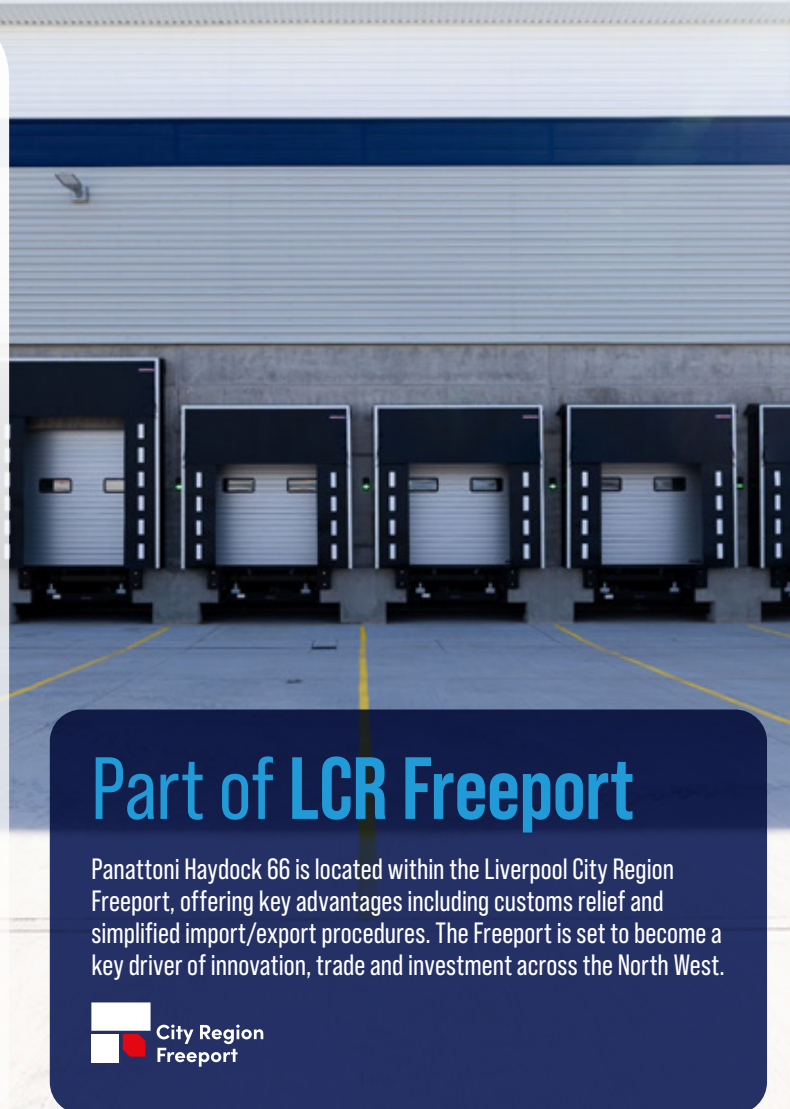
**1.7** Million consumers live within 30 minutes by van  
Source: CACI



**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.



**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](http://www.panattoni.co.uk/economy)

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SCAN TO FIND OUT MORE:



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

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