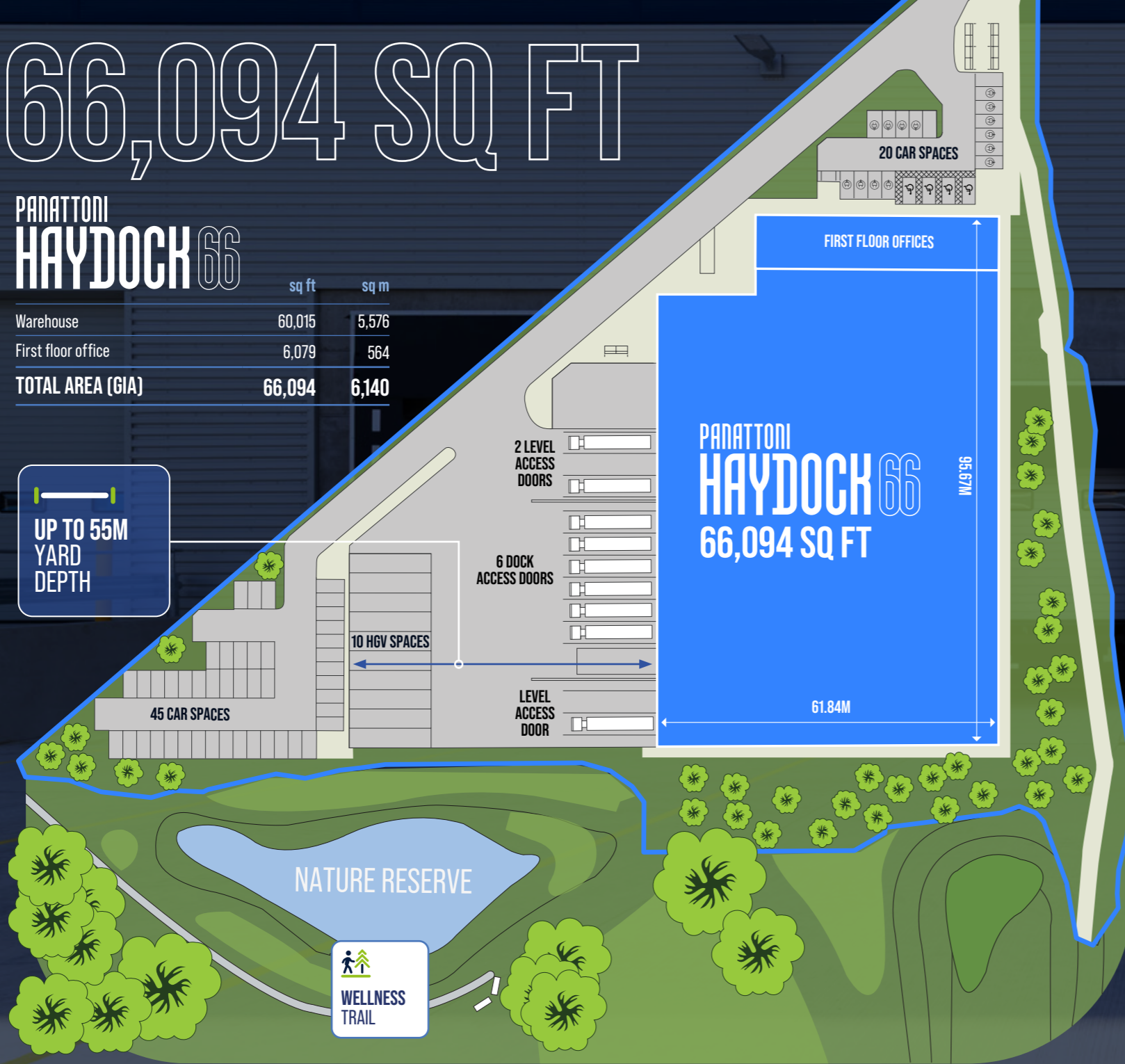


66,094 SQ FT

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/M ² 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]