PANATTONI HAYDOCK 66

PANATTONI.CO.UK/HAYDOCK

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



66,094 SQ FT

AVAILABLE NOW FOR SALE / TO LET

PANATTONI

TENANT PACK

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

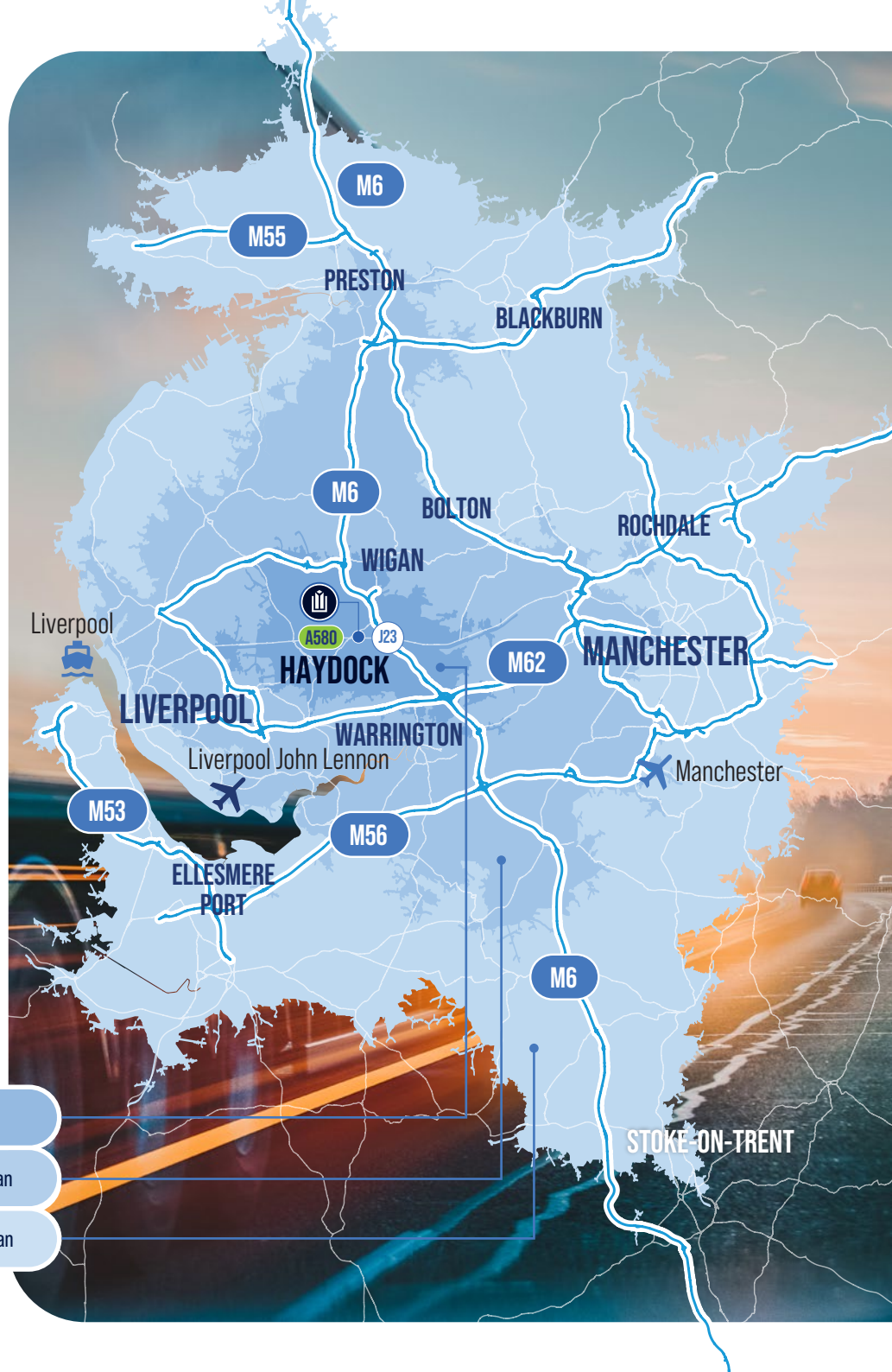
Airports	Miles	Time
Liverpool John Lennon	18.6	24 mins
Manchester	23.6	31 mins

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**



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)**

HAYDOCK 85









HAYDOCK 66

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**

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

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



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

BREEAM Certificate

BREEAM® UK

Code for a Sustainable Built Environment
www.breeam.com

Interim Certificate: Design Stage

The assessment of:

Unit 3 (Panattoni), haydock
Moore Pk Wy
Haydock
Saint Helens
Merseyside
WA11 9FS

has been carried out according to Technical Manual:
BREEAM UK New Construction V6

and based on the Assessment Report produced by:
Circle Sustainability
has achieved a score of **88.5%**
Outstanding

Certificate Number: **BREEAM-0135-6252** Issue: **01**

BRE Global Limited is accredited by UKAS. The assessment process is certified by BRE Global Limited in accordance with the requirements of Scheme Document SD123

06 February 2026 (Date of Issue)	Panattoni (Client for the Assessment)
[redacted] Signed for BRE Global Ltd., Klaudia Norko	Christopher Pimm (Licensed Assessor)
UMC Architects (Architect name)	CP44 (Assessor Number)
Panattoni (Developer name)	Tan Ro (Principal Contractor)
WM Building Services (Building Services)	Simon Rainsford (BREEAM Advisory Professional)
Isabella Taylor (BREEAM Advisory Professional)	KAM (Project Management)

SD123 Cert. No. BREEAM-0135-6252

This certificate is issued to the Licensed Assessor Organisation named above based on their application of the assessment process in accordance with Scheme Document SD123.
This certificate is valid on the date of issue on the basis of the data provided by the client and verified by the Assessor Organisation.
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Interim Certificate Number: BREEAM-0135-6252 Issue: 01

Unit 3 (Panattoni), haydock
Moore Pk Wy
Haydock
Saint Helens
Merseyside
WA11 9FS

Assessed for: Panattoni

by: Circle Sustainability
Assessor Company

Christopher Pimm (Licensed Assessor) CP44 (Assessor Number)

BREEAM UK New Construction V6

Overall Score: 88.5%
Rating: Outstanding

Category Scores		0 10 20 30 40 50 60 70 80 90 100
Management	94	
Health and Wellbeing	50	
Energy	90	
Transport	67	
Water	100	
Materials	86	
Waste	100	
Land Use and Ecology	77	
Pollution	92	
Innovation	50	

[redacted] Signed for BRE Global Ltd., Klaudia Norko

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EPC Certificate

Energy performance certificate (EPC)

Unit 3 Moore Park Way Haydock Saint Helens WA11 9FS	Energy rating **A+**	Valid until:	**3 March 2036**
		Certificate number:	**5679-6942-1041-0359-4096**

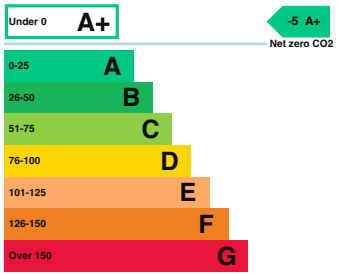
Property type	Storage or Distribution
Total floor area	6,609 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A+.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

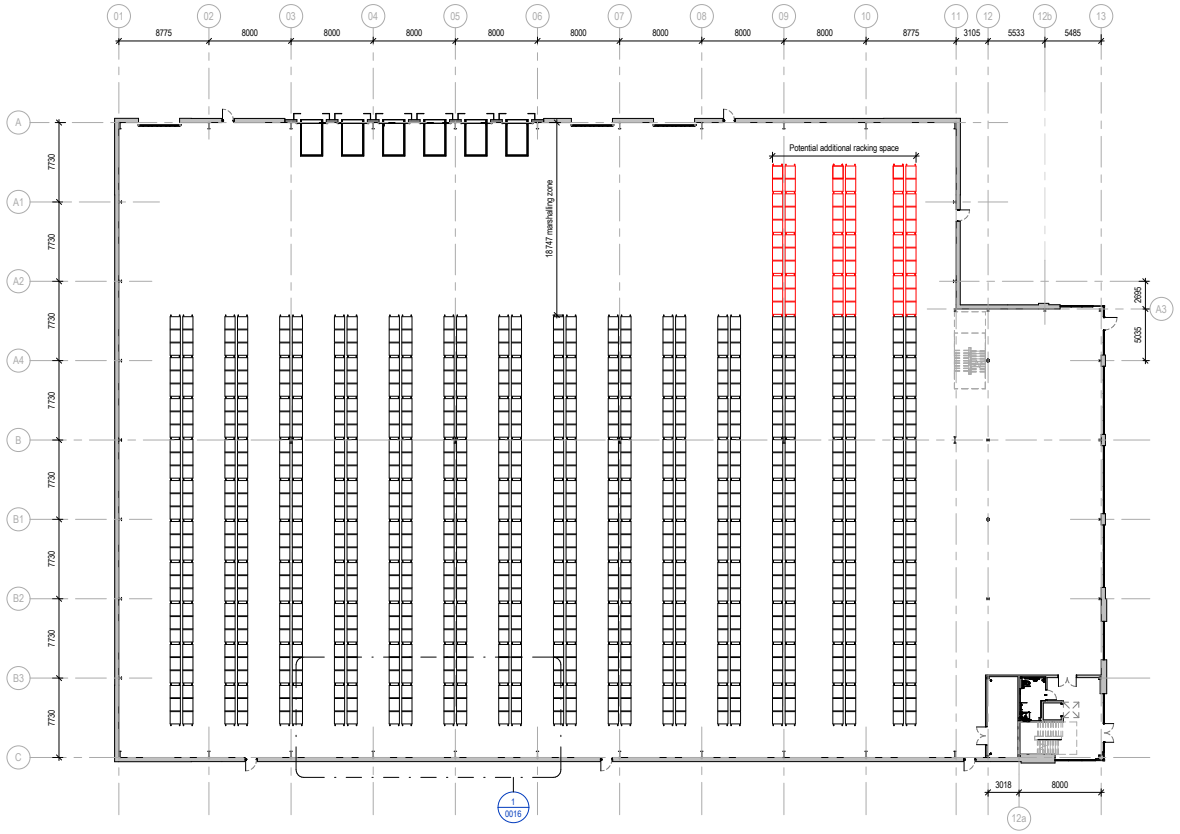
How this property compares to others

Properties similar to this one could have ratings:

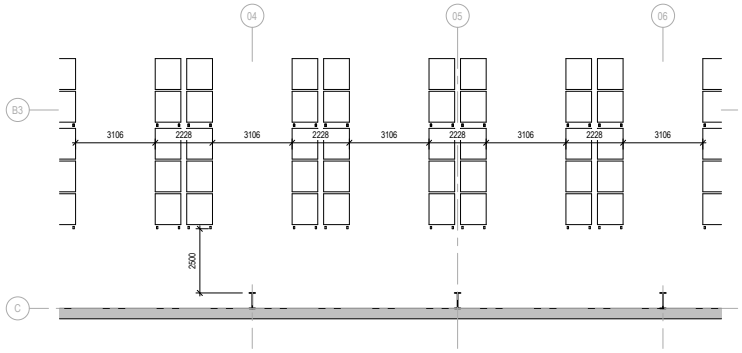
If newly built	9 A
If typical of the existing stock	38 B

Racking Layouts: Wide Aisle

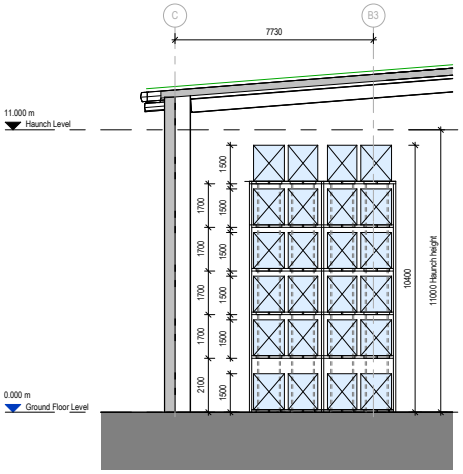
5,040
WIDE AISLE POSITIONS (UK)



WAREHOUSE PLAN
1 : 250

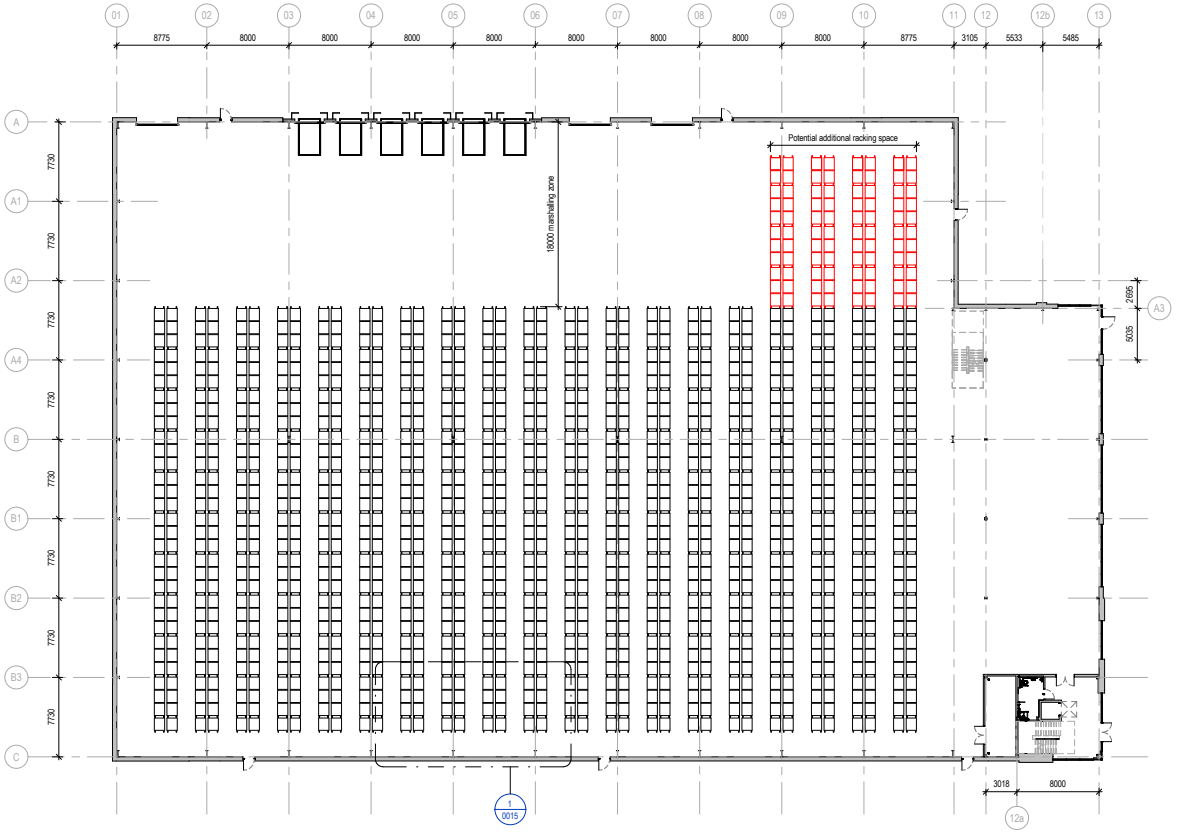


1: RACKING SETTING OUT
1 : 100

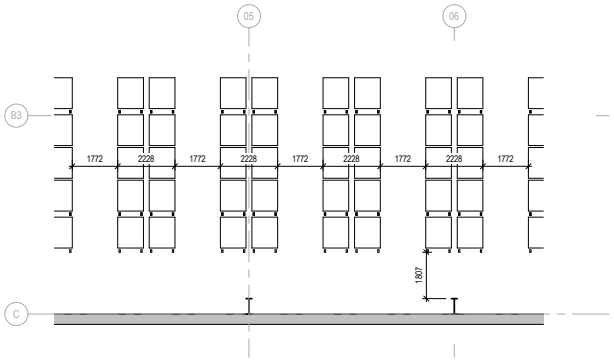


RACKING SECTION
1 : 100

Racking Layouts: Narrow Aisle

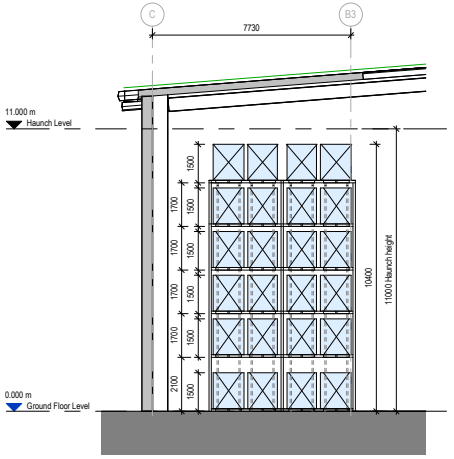


WAREHOUSE PLAN
1 : 250



1: RACKING SETTING OUT
1 : 100

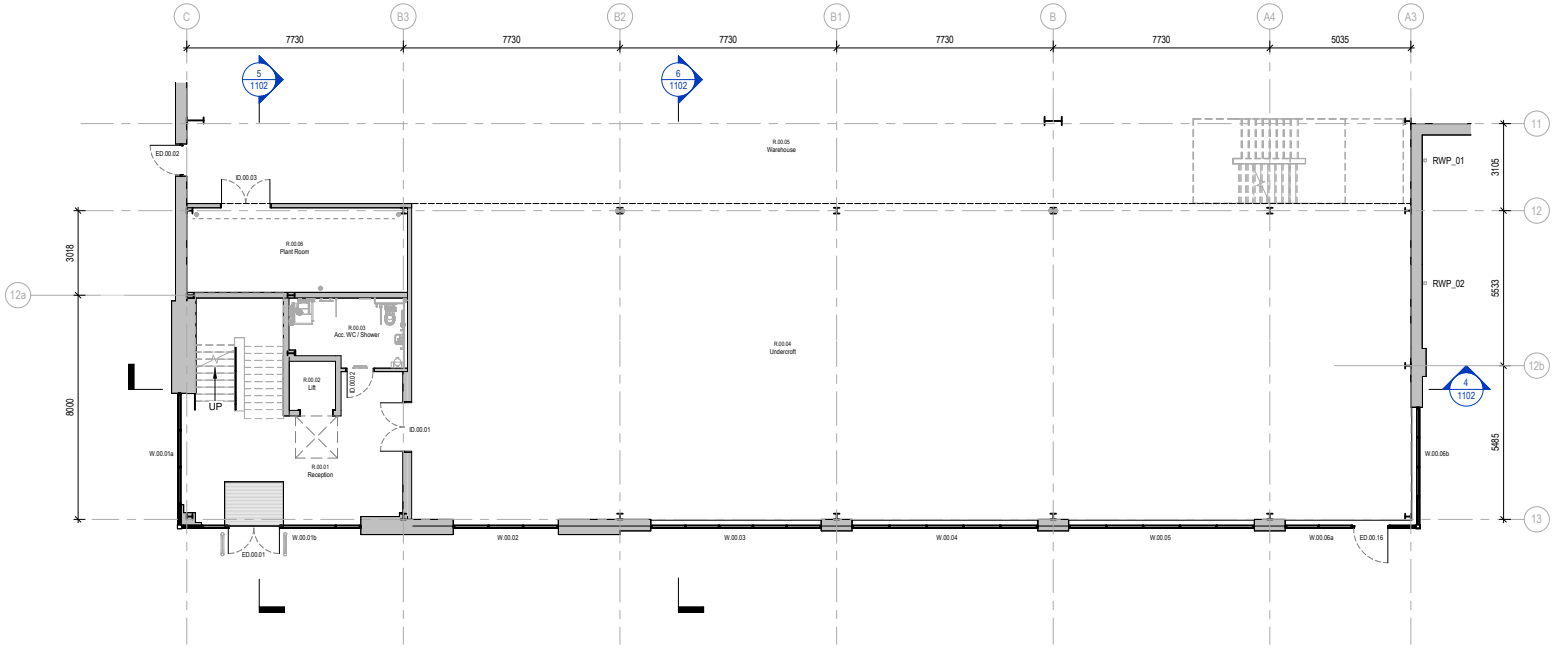
7,068
NARROW AISLE POSITIONS (UK)



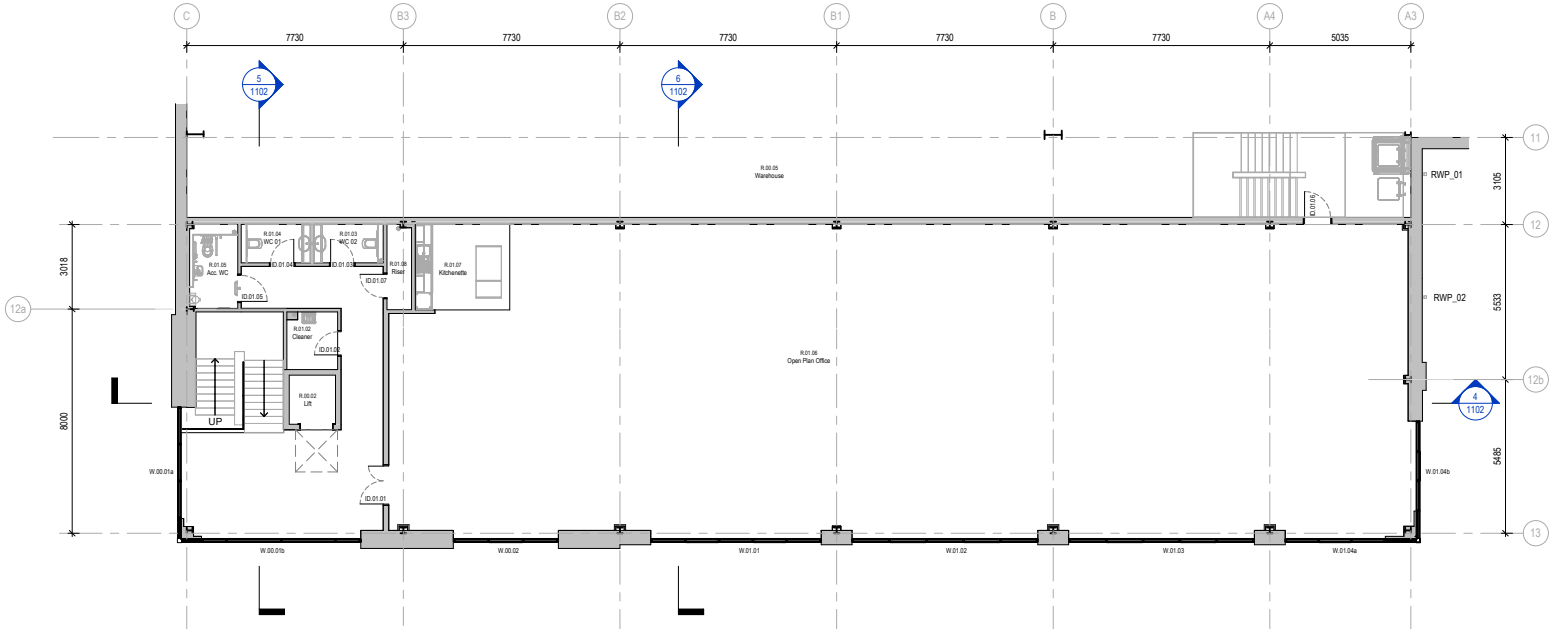
RACKING SECTION
1 : 100

Office Layouts

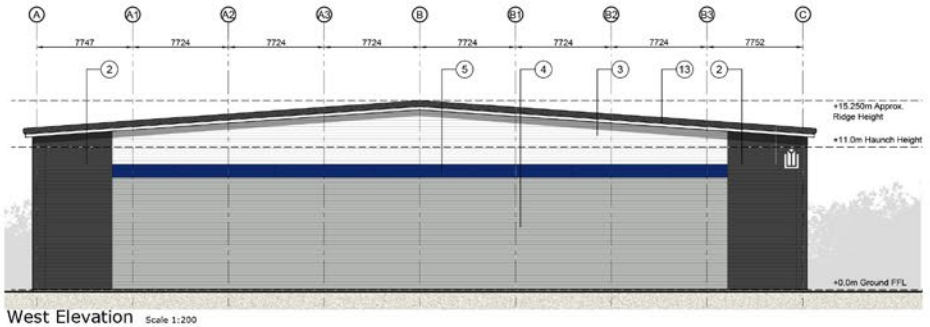
Ground Floor



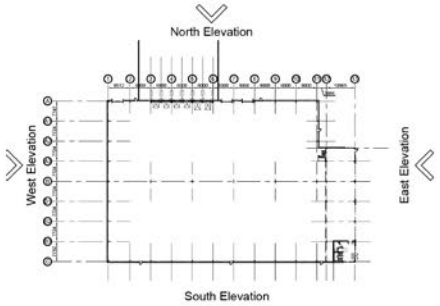
First Floor



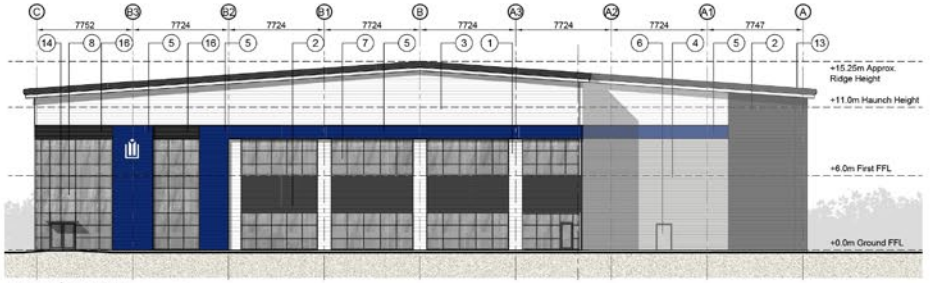
Elevations



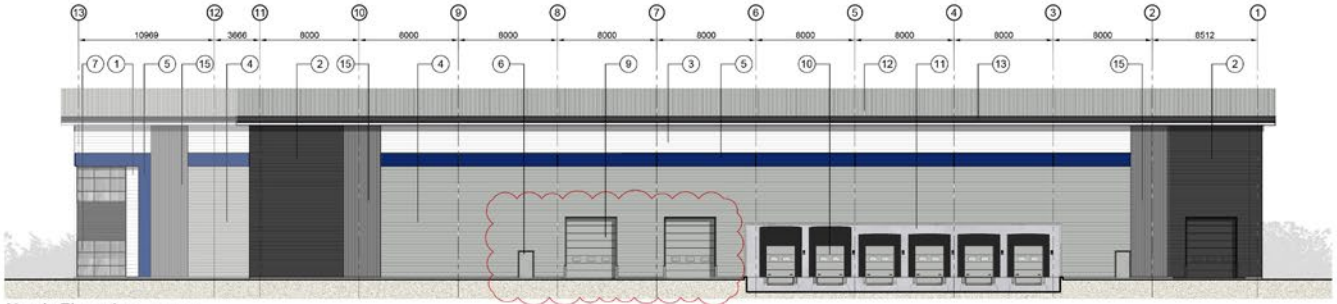
West Elevation Scale 1:200



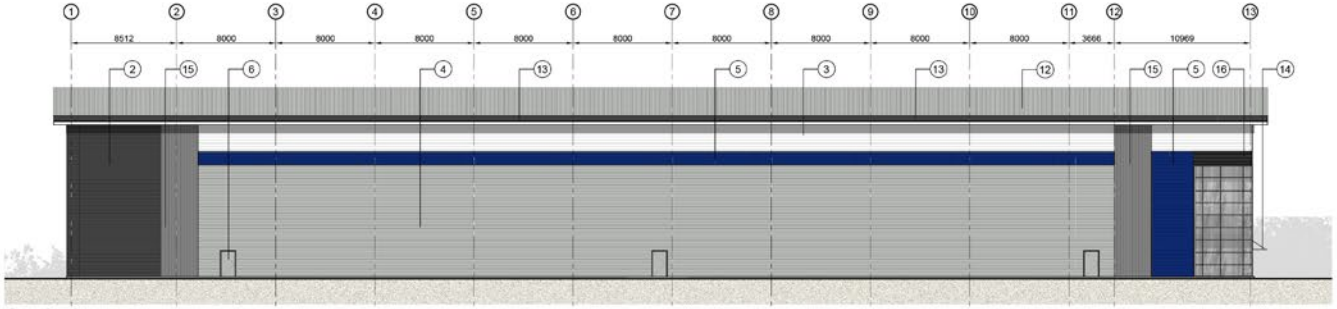
Building Layout
NTS



East Elevation Scale 1:200



North Elevation Scale 1:200



South Elevation Scale 1:200

PANATTONI

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