

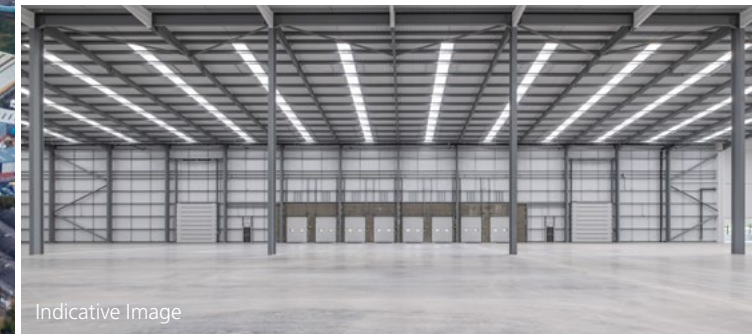
millfield park

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR



Indicative Image



Indicative Image

New Industrial / Warehouse Units 18,720 - 494,435 sq ft

- Strategic logistics location
- Direct links to A580 & J23 M6
- Allocated employment site in St Helens local plan
- Grade A specification
- Sustainable design and landscaped estate
- Manchester 21 miles, Liverpool 16 miles

HAYDOCK

millfield park

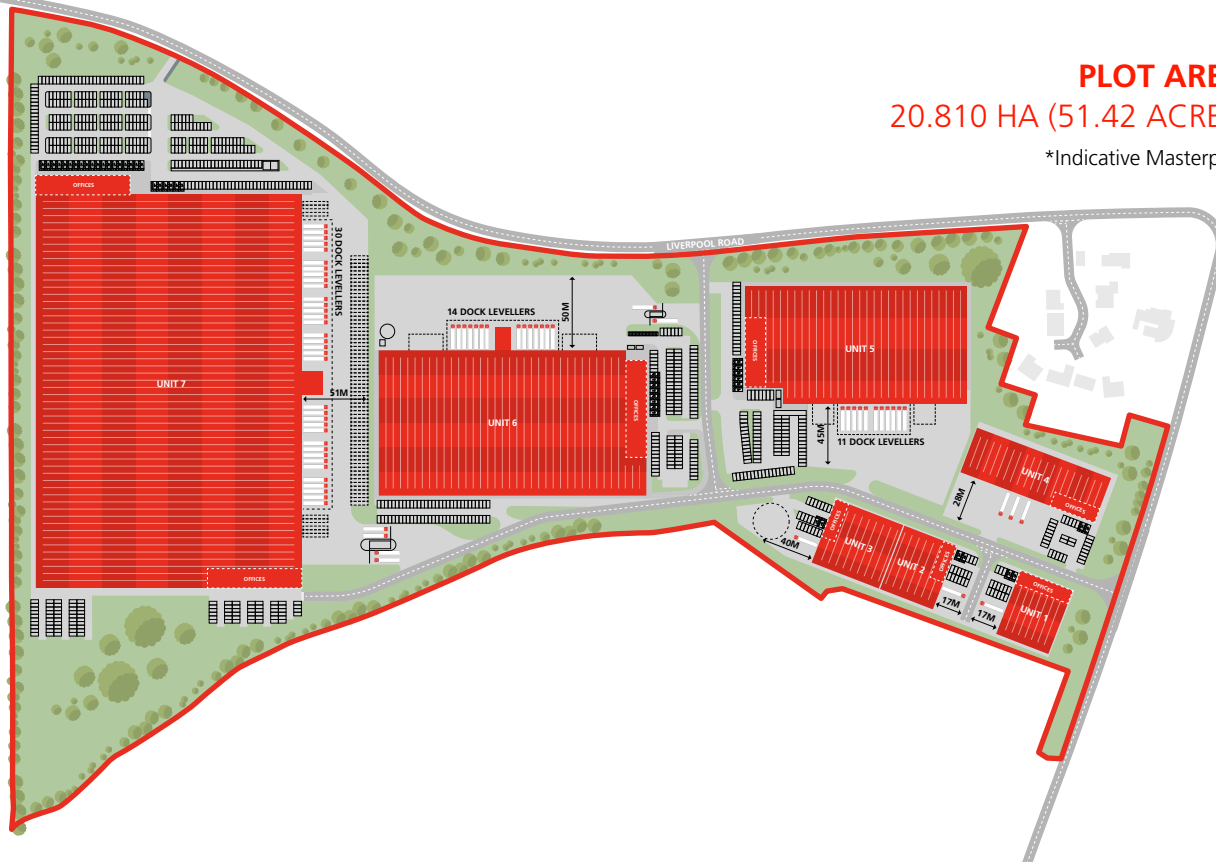
HAYDOCK ■ ST HELENS ■ WA11 9TH



HAYDOCK

PLOT AREA
20.810 HA (51.42 ACRES)

*Indicative Masterplan



ACCOMMODATION (GIA)

UNIT 1	sq ft	UNIT 5	sq ft
Warehouse	16,200	Warehouse	122,655
Offices	2,940	Offices	10,095
Total	19,140	Total	132,750

UNIT 2	sq ft	UNIT 6	sq ft
Warehouse	17,060	Warehouse	171,770
Offices	1,660	Hub Offices	2,950
Total	18,720	FF / SF Offices	14,630
		Total	189,350

UNIT 3	sq ft	UNIT 7	sq ft
Warehouse	22,325	Warehouse	464,005
Offices	1,690	Hub Offices	4,315
Total	24,015	FF / SF / TF Offices	26,115
		Total	494,435

UNIT 4	sq ft
Warehouse	32,345
Offices	2,980
Total	35,325



TARGET BREEAM
EXCELLENT



EV
CHARGING POINTS



LED
LIGHTING



SOLAR
PANELS



50KN/M2
FLOOR LOADING



LEVEL ACCESS
LOADING DOORS



DOCK ACCESS
LOADING DOORS



HIGH QUALITY
OFFICES



TARGET
EPC A

millfield park

HAYDOCK ■ ST HELENS ■ WA11 9TH

CANMOOR

COMMUNICATIONS

ROAD	MILES
M6 (J24)	0.8
M6 (J23)	1.3
M62/M6 intersection	6
Warrington	7
Port of Liverpool	15
Liverpool	16
Liverpool John Lennon Airport	18
Manchester	21
Manchester International Airport	23

OCCUPIERS

Occupiers on the estate include:



LOCATION

Millfield park occupies a strategic location close to the intersection of the A580 East Lancashire Road and J23 of the M6 motorway. It is situated midway between Manchester and Liverpool, the centres of which can both be reached within 25 minutes.

Haydock is a recognised location for major distribution facilities in the North West with a population of 2,529,975 within a 30 minute drive of the site.

