

haydock 23

HAYDOCK ■ ST HELENS ■ WA11 9TH



NFU Mutual

CANMOOR

UNDER
CONSTRUCTION

AVAILABLE
Q3 2026

4 New Industrial / Warehouse Units

20,380 - 155,990 sq ft **TO LET**

- Strategic logistics location
- 1 mile to M6 J23
- Secure detached units
- Enhanced solar PV's to each unit
- Targeting EPC A & BREEAM 'Excellent'
- Up to 12.5m clear height

HAYDOCK

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LOCAL AMENITIES

TESCO

KFC®

ALDI

WAITROSE
& PARTNERS

McDonald's®

Premier Inn

bp

Travelodge

Starbucks

GREGGS

SUBWAY

M&S
EST. 1884

Kellogg's

amazon

Abreo

BOOKER
WHOLESALE

ASDA

Sainsbury's

COSTCO
WHOLESALE

Starbucks

haydock 23

M6

M6

A580

M6 J23 - 1.3 MILES

A580

LIVERPOOL (16 MILES)

MANCHESTER (21 MILES)

HAYDOCK

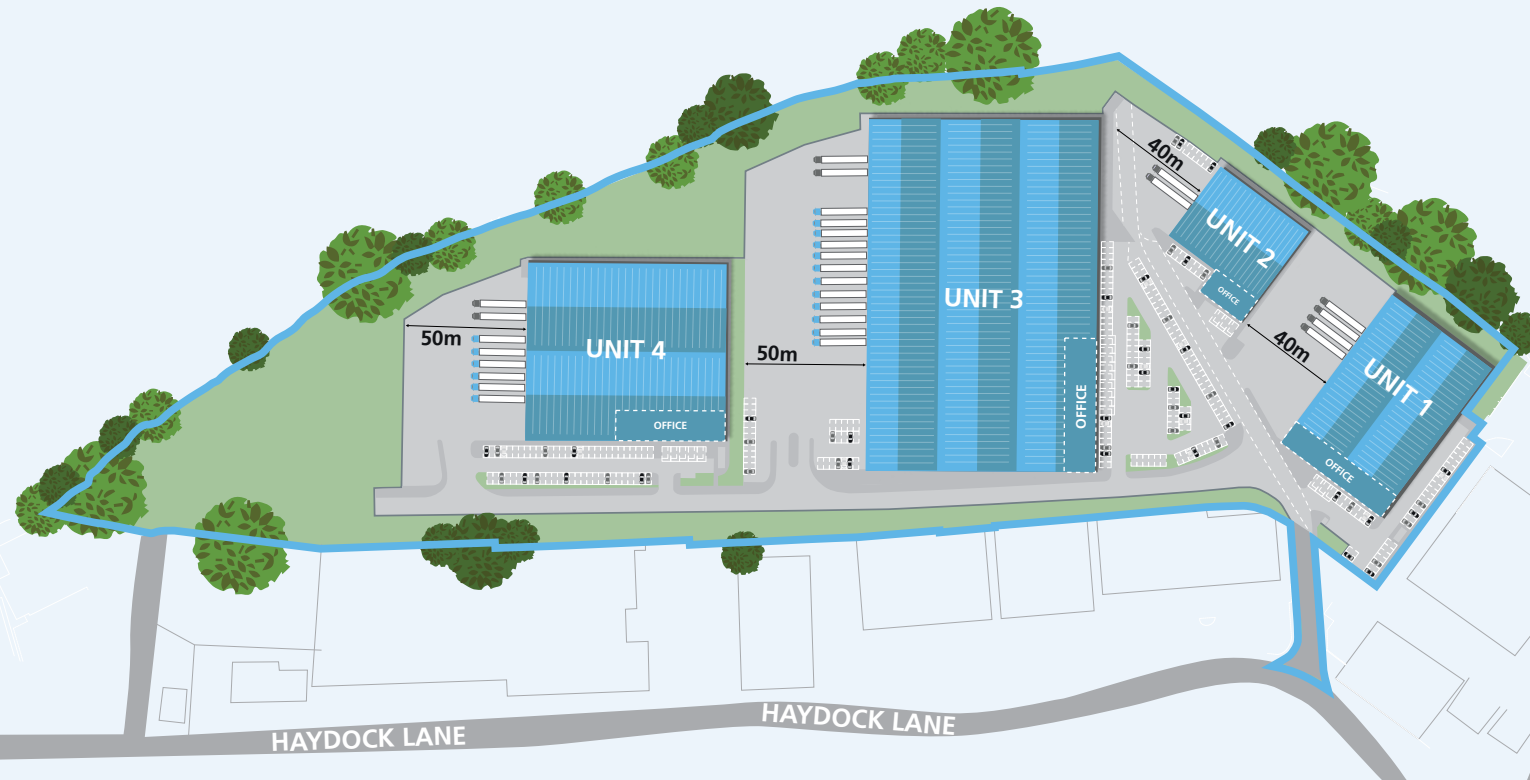


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DESCRIPTION

Haydock 23 is a prime new logistics and industrial development offering four high-specification units ranging from 20,380 to 155,990 sq ft. Designed to meet the latest sustainability standards, the scheme targets BREEAM Excellent and EPC A ratings, with features including solar panels, EV charging provision, and generous yard depths. Each unit is built to a Grade A specification with modern office space, secure loading areas, and high-performance floor loading capabilities.



Site Progress - July 2026



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SPECIFICATION



GROUND LEVEL DOORS
UNIT 1: 4 DOORS
UNIT 2: 2 DOORS



40M SECURE
YARD



8M CLEAR
INTERNAL HEIGHT



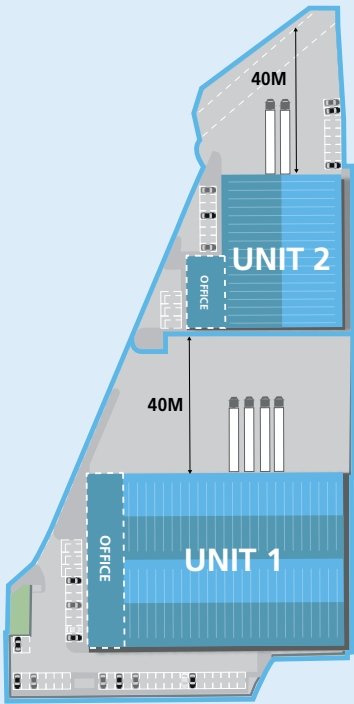
50KN/M2 FLOOR
LOADING



POWER
UNIT 1: 500KVA
UNIT 2: 250KVA



CAR PARKING
UNIT 1: 38 SPACES
UNIT 2: 19 SPACES



UNIT 1	SQ FT	SQ M
Warehouse	38,730	3,598
FF Office	5,165	480
Total	43,895	4,078
Car Parking		38
EV Car Parking		4

UNIT 2	SQ FT	SQ M
Warehouse	18,225	1,693
FF Office	2,155	200
Total	20,380	1,893
Car Parking		19
EV Car Parking		3



HAYDOCK



SPECIFICATION



12 DOCK LEVEL
LOADING DOORS



2 GROUND LEVEL
LOADING DOORS



12.5M EAVES
HEIGHT



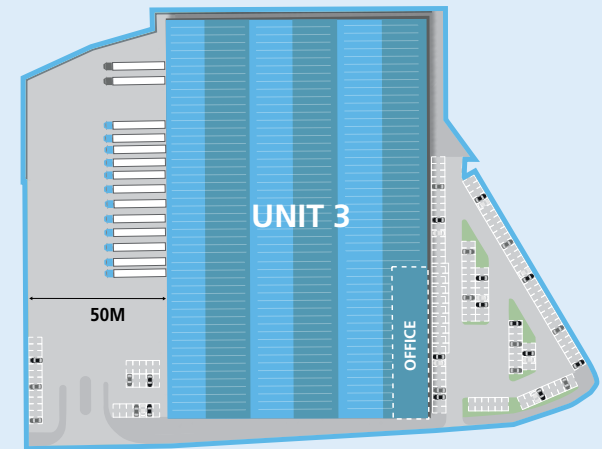
50KN/M2 FLOOR
LOADING



750KVA
POWER



50M SECURE
YARD

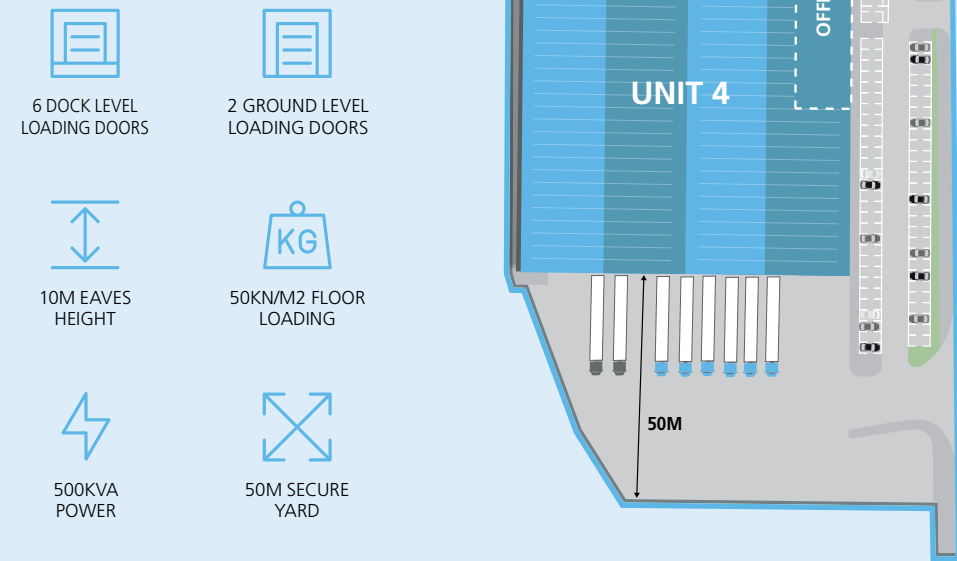


UNIT 3	SQ FT	SQ M
Warehouse	142,375	13,227
FF Office	13,615	1,265
Total	155,990	14,492
Car Parking		144
EV Car Parking		14

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SPECIFICATION



UNIT 4	SQ FT	SQ M
Warehouse	61,820	5,743
FF Office	5,330	495
Total	67,150	6,238
Car Parking		62
EV Car Parking		2



HAYDOCK



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SUSTAINABILITY AT THE CORE OF EVERY UNIT

Haydock 23 sets a new standard for sustainable industrial development in the North West. Designed to meet the highest environmental and operational benchmarks, each unit features advanced low-carbon technologies, helping occupiers cut energy costs and achieve their corporate sustainability targets.



EV CHARGING POINTS FOR CARS



SUSTAINABLE URBAN
DRAINAGE SYSTEM (SUDS)



LED LIGHTING AND SMART
BUILDING CONTROLS

SOLAR PANELS FITTED TO ROOF



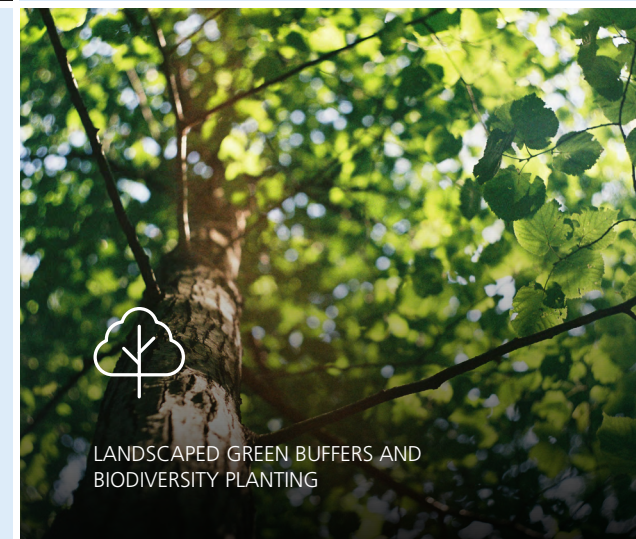
TARGETING
EPC A



TARGETING BREEAM
'EXCELLENT'



LANDSCAPED GREEN BUFFERS AND
BIODIVERSITY PLANTING



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LOCATION

Haydock 23 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.

ROAD

A580	0.6 miles
M6 (J24)	0.8 miles
M6 (J23)	1.3 miles
M62/M6 intersection	6 miles
Port of Liverpool	15 miles
Liverpool	16 miles
John Lennon Airport	18 miles
Manchester	21 miles
Manchester International Airport	23 miles

Source: Google Maps

DEMOGRAPHICS



15% of all jobs are in manufacturing, transport & storage.



Full time gross weekly pay is 13% less than the South East average.



Population of 183,200 within the Borough of St Helens.



27% of local population have Level 4 qualifications and above.

Source: Nomis



FURTHER INFORMATION

Further information, plans and specifications are available through the joint agents:

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