

TO LET 48,830 Sq m (525,600 Sq Ft)
New Distribution / Manufacturing Facility

525 HAYDOCK

The largest speculative development in the North of England



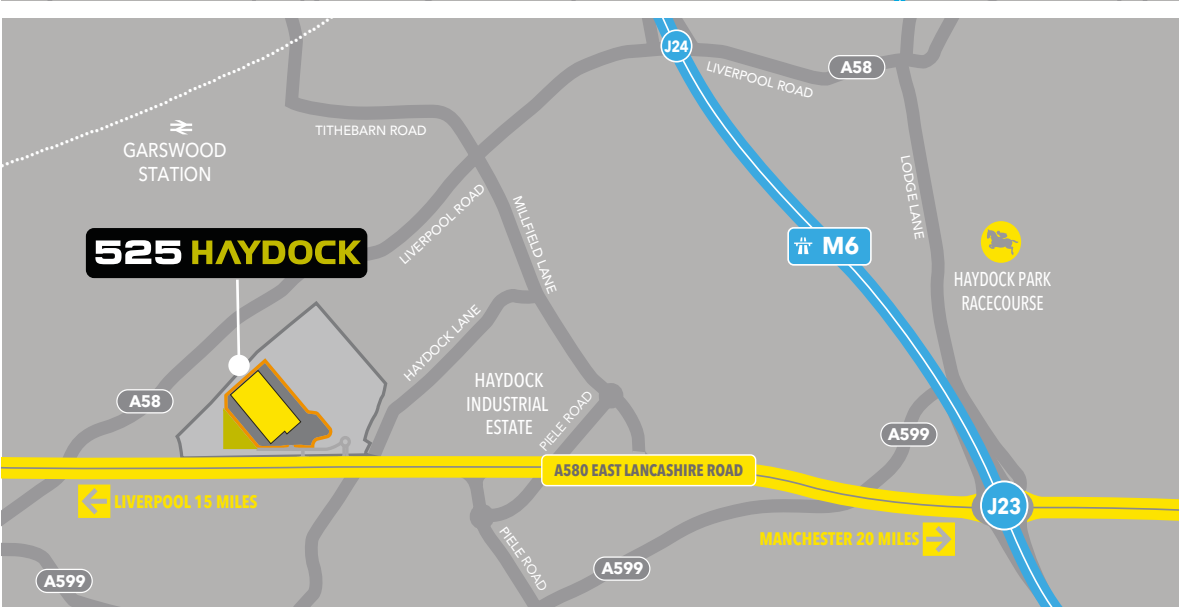
 **WA11 9RX**

Location



- J23/M6 within 1.5 miles
- Fronting the A580 East Lancashire Road
- New all-ways traffic light junction onto the A580
- Adjacent to Haydock Industrial Estate
- Liverpool2 Deep-Water Port 16 miles
- 5 minutes from Haydock Park Racecourse

Connected



Drive times

Junction 23 M6	1.5 miles	2 minutes
Liverpool2 Deepwater Port	16 miles	29 minutes
Liverpool City Centre	15 miles	36 minutes
Liverpool John Lennon Airport	16 miles	30 minutes
Manchester City Centre	21 miles	38 minutes
Manchester Airport	23 miles	30 minutes
Warrington	10 miles	24 minutes
Stoke	44 miles	51 minutes
Birmingham	86 miles	96 minutes
Preston	27 miles	38 minutes
Leeds	61 miles	71 minutes

Source: AA Route Planner





525 HAYDOCK

Up to 76,500 Pallet Spaces

525,600

Accommodation

	Sq m	Sq ft
Warehouse	44,252	476,320
Office / Undercroft	1,066	11,478
Offices 1st / 2nd Floors	2,552	27,466
Pod Office 01 (GF + FF)	466	5,020
Pod Office 02 (GF + FF)	466	5,012
Gatehouse	28	304
Total Area (Approx)	48,830	525,600

Specification

Eaves height	15 m
Dock Loading Doors	56
Euro Dock Doors	6
Level Access Doors	8
Car Parking	540
Trailer Parking Spaces	162
Floor Loading	50 kN/m ²
Yard Depth	50 m x 2
PV Panels	226,964 kWh/pa

EPC

Energy Performance Certificate

Building Name: 525 Haydock
Address: 525 Haydock, Warrington, Cheshire, WA1 1PF
Date of Issue: 01/08/2024

Certificate Reference Number: 0960-2808-0301-7000-3000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the requirements for the type of building. The appropriate for new buildings and the appropriate for existing buildings. There is more advice on how to improve the information in the guidance document Energy Performance Certificates for the construction, sale and let of buildings available on the Government's website at www.gov.uk/government/uploads/system/uploads/attachment_data/file/861111/energy_performance_certificates_for_the_construction_sale_and_let_of_buildings.pdf

Energy Performance Rating

Min energy efficient
A
B
C
D
E
F
G

18

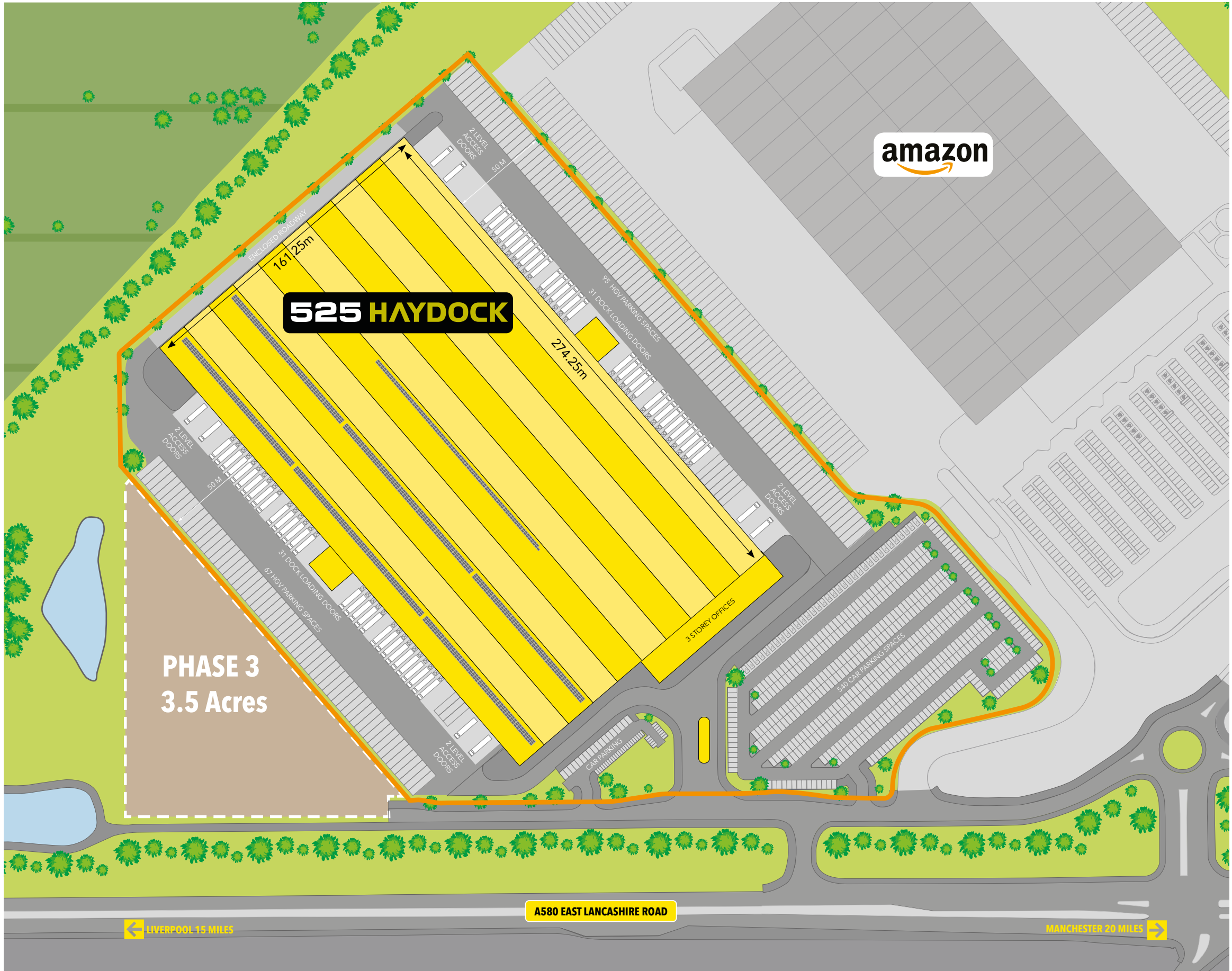
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Technical Information

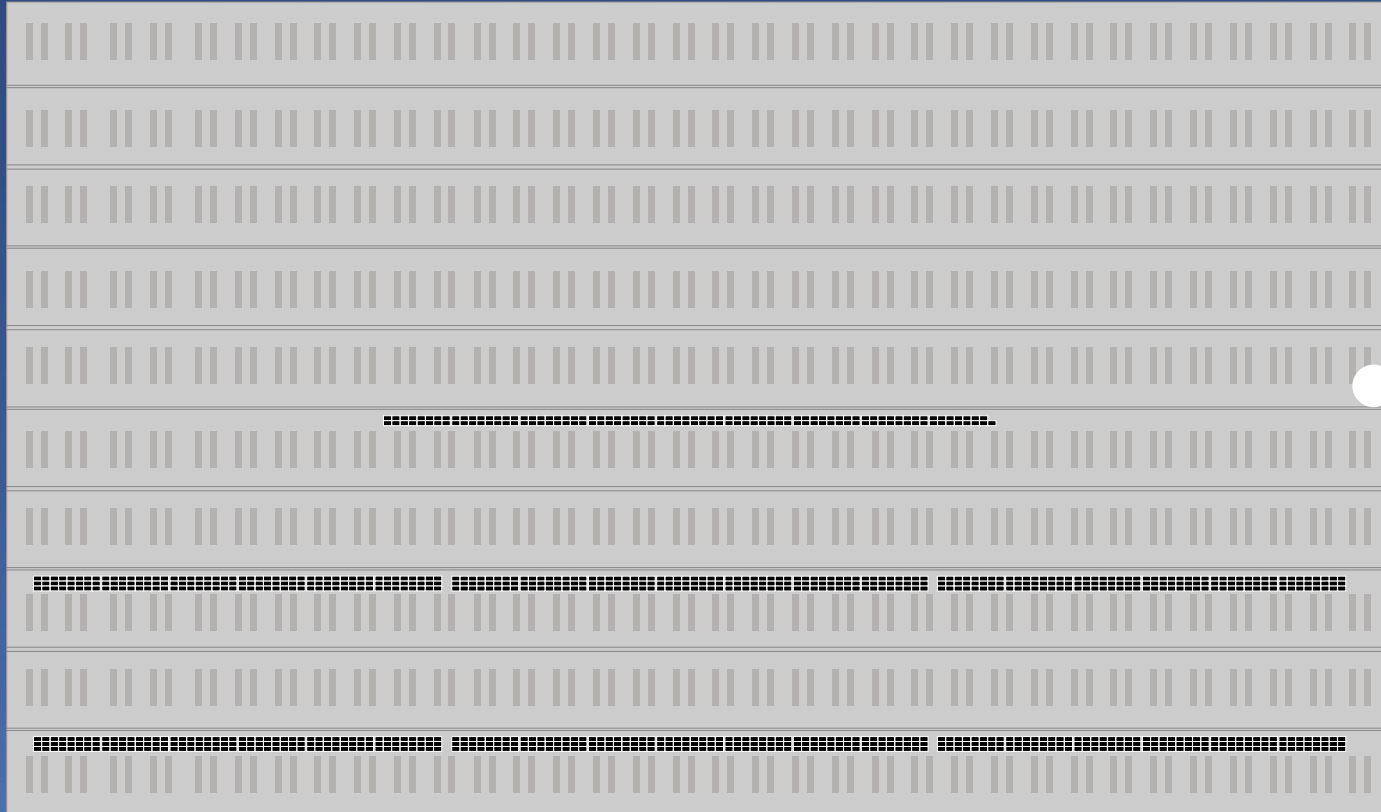
Wash heating fuel: Gas
Building orientation: North
Total useful floor area (m²): 44,252
Assessment level: B
Building emissions rate (kgCO₂e/m² per year): 10.4
Primary energy use (kWh/m² per year): 63.8

Standards

Building meets the minimum energy efficiency standard (MEES) for new buildings
If newly built
If special of the building fabric



Solar PV System



525 HAYDOCK

key Facts

226,964 kWh Annual Generation	290kWp System Size
100% Lighting Load	OR 11 Rapid Car Chargers
10 Year Product Warranty	25 Year Performance Warranty

Summary

- A 290kWp Solar PV System will provide 100% warehouse lighting load or it can be used for other warehouse power demand
- Expandable to meet the needs of occupiers
- Ability to connect batteries to store any excess energy, as technology advances

Established Local Workforce

Skilled and productive workforce

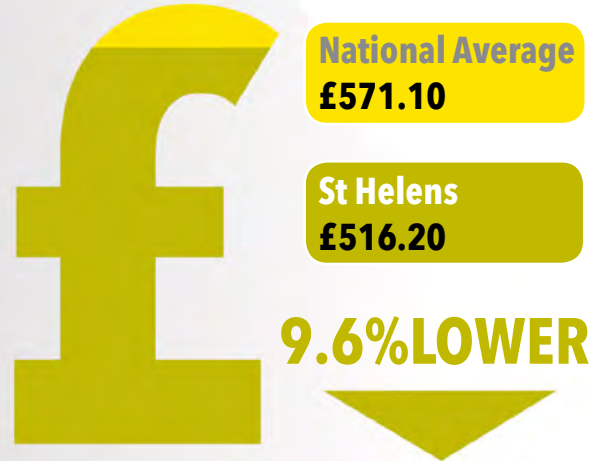


LIVERPOOL ST HELENS MANCHESTER

A detailed socio-economc report is available on request

525 HAYDOCK

Full time weekly wage

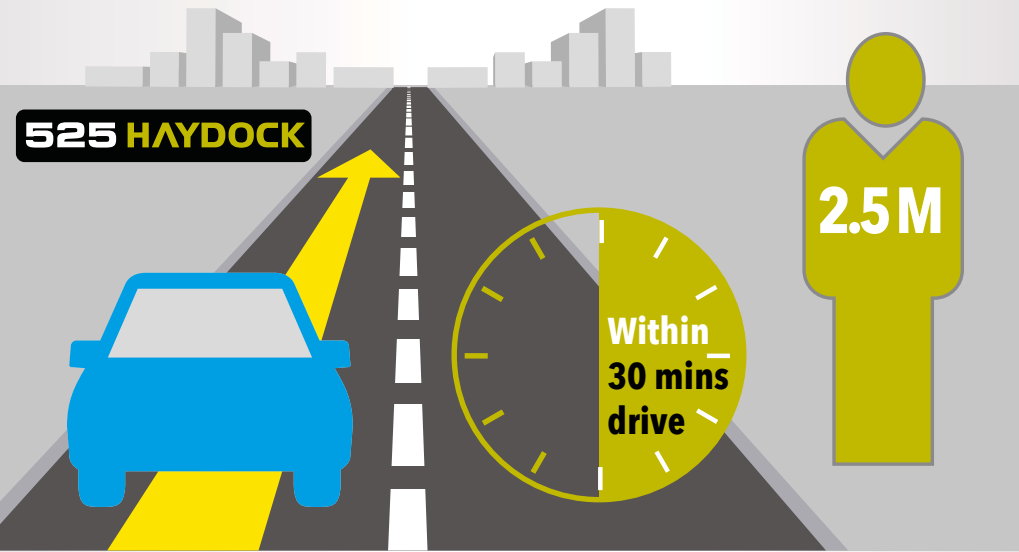


Average earnings in St Helens are **9.6%** lower than the national average and lower than surrounding authorities

Established logistics hub



12.6% of those employed in St Helens work in logistics compared to the North West average of **7.8%**



2.5m People within a **30** minute drive

Contact

525



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A Development by
 **BERICOTE**

 **HILLWOOD**
A PEROT COMPANY®

www.525haydock.com

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ST HELENS
INDUSTRY TO INGENUITY

 **LIVERPOOL
CITY REGION**
COMBINED AUTHORITY
SINGLE INVESTMENT FUND

**NORTHERN
POWERHOUSE**

 **Liverpool City Region**
Local Enterprise Partnership

 **GROWTH
DEALS**

 **THE MERSEY
FOREST**
more from trees

 **COMMUNITY
FOREST TRUST**