

# 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

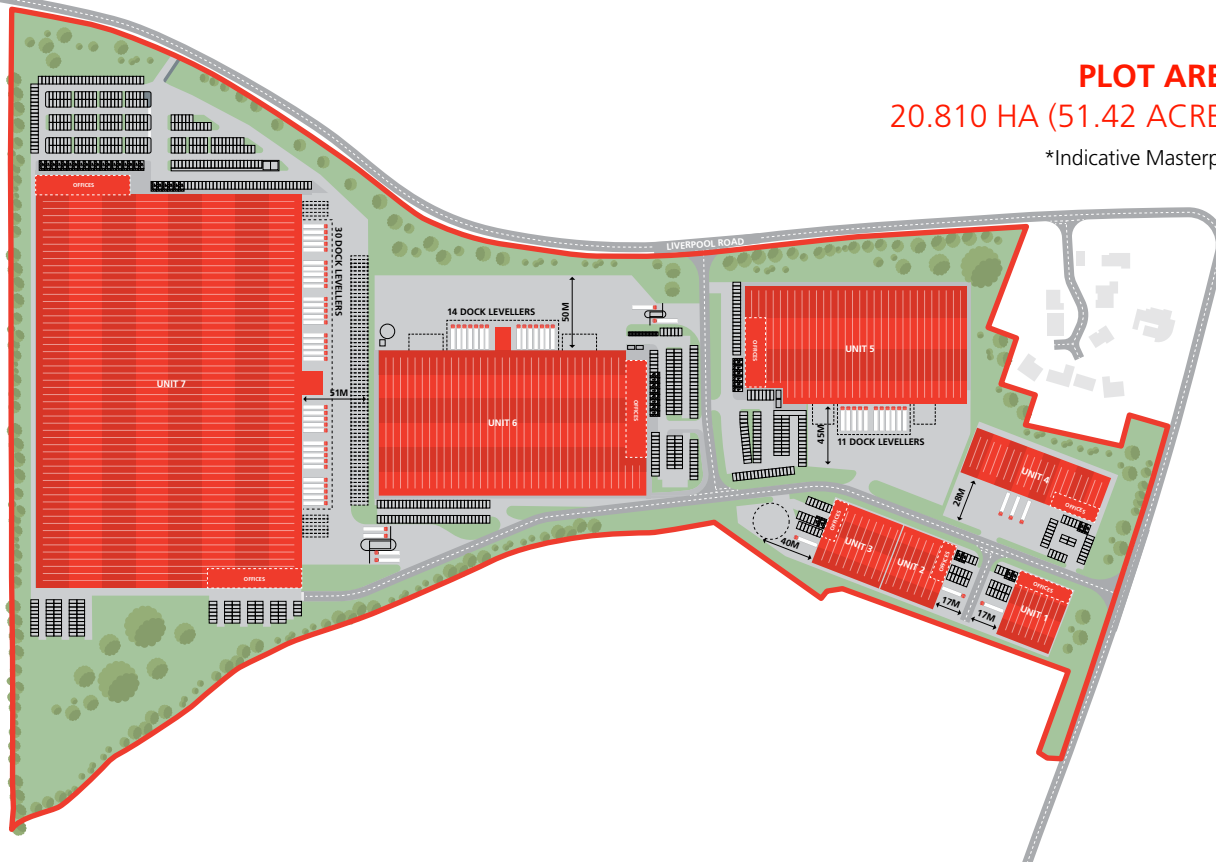
HAYDOCK ■ ST HELENS ■ WA11 9TH



# 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
<b>Total</b>	<b>19,140</b>	<b>Total</b>	<b>132,750</b>

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

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

UNIT 4	sq ft
Warehouse	32,345
Offices	2,980
<b>Total</b>	<b>35,325</b>



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

