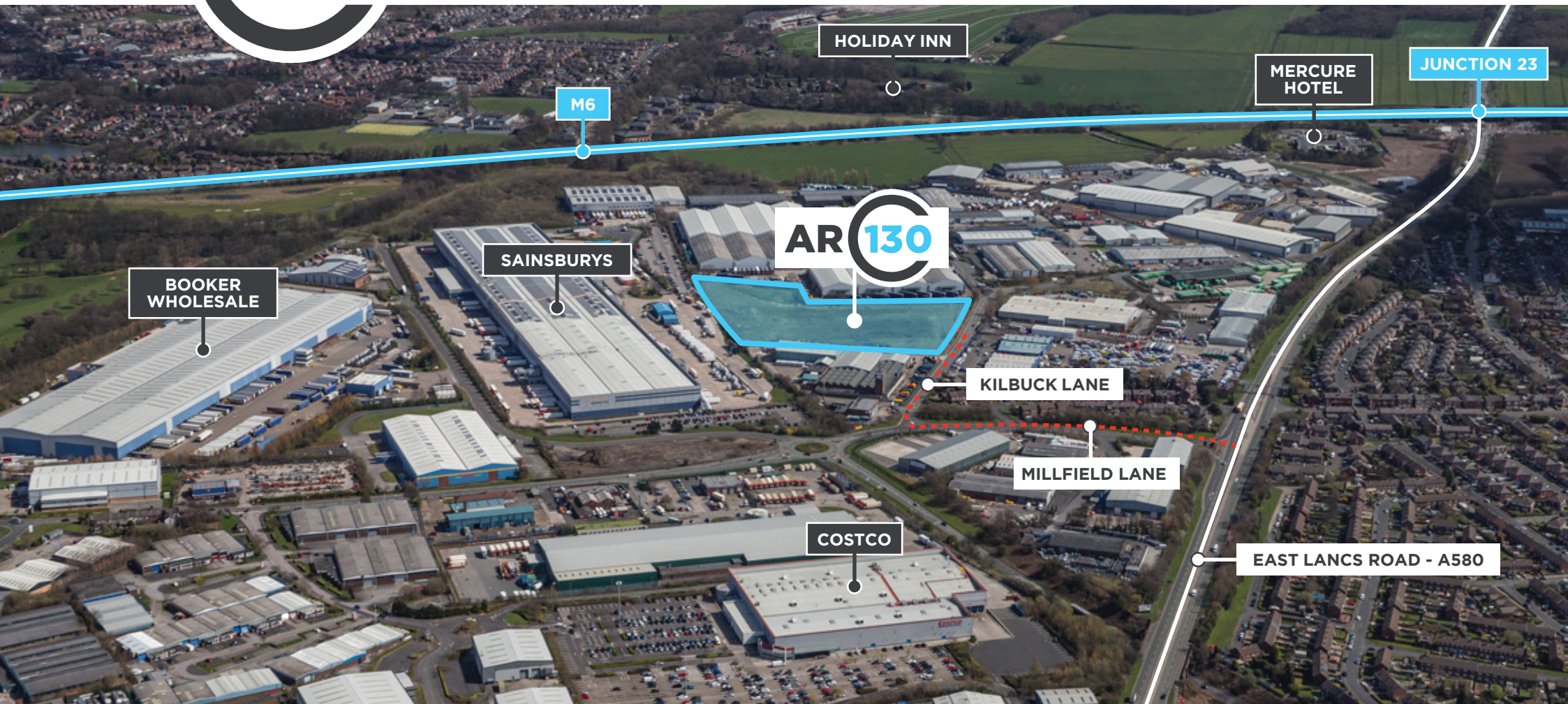




KILBUCK LANE
HAYDOCK INDUSTRIAL ESTATE
WA11 9SZ

WWW.ARC130.CO.UK



120,000 SQ.FT. ON
8 ACRE SITE
PLUS 12,000 SQ.FT. OFFICES

**NEW INDUSTRIAL
UNIT ON DESIGN &
BUILD BASIS.**



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[SPECIFICATION](#)

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ARC 130 EXTENDS TO APPROXIMATELY 8 ACRES WITHIN THE ESTABLISHED HAYDOCK INDUSTRIAL ESTATE. ARC 130 CAN ACCOMMODATE A BUILDING OF UPTO 132,000 SQ.FT. INCLUDING 12,000 SQ.FT. OF OFFICES. THE UNIT IS AVAILABLE ON A DESIGN AND BUILD BASIS.



[CLICK HERE FOR SITE PLAN](#)

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Arc 130 benefits from full planning consent to accommodate buildings upto 132,000 sq.ft. and will be designed to achieve BREEAM 'very good' standards. A full development team is in place to design units for specific occupier requirements. Typical specifications will include the following:

- Up to 12 metre minimum clear internal eaves height
- Separate yard and car parking provision
- Ability to offer single sided loading solutions
- Self-contained 50 m secure yards
- 50 KN per sq.m. warehouse floor loading
- 1,000 KVA electricity supply
- 10-15% roof lights
- High quality office accommodation upto 12,000 sq.ft.
- Landscaped surroundings

In addition to the above bespoke fit-out packages can be incorporated into the detailed proposals. Completed buildings will be made available on a leasehold basis.

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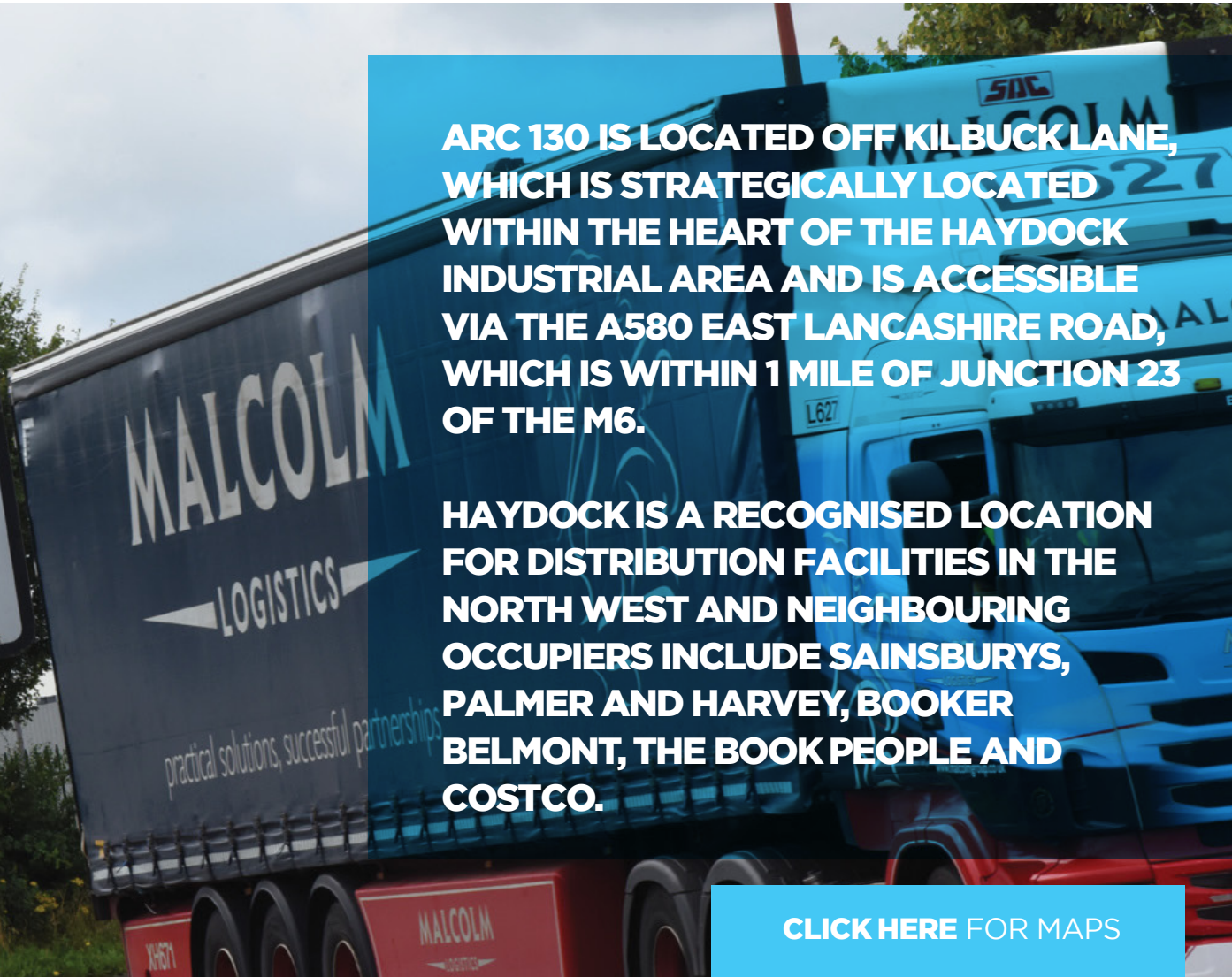
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ARC 130 IS LOCATED OFF KILBUCK LANE, WHICH IS STRATEGICALLY LOCATED WITHIN THE HEART OF THE HAYDOCK INDUSTRIAL AREA AND IS ACCESSIBLE VIA THE A580 EAST LANCASHIRE ROAD, WHICH IS WITHIN 1 MILE OF JUNCTION 23 OF THE M6.

HAYDOCK IS A RECOGNISED LOCATION FOR DISTRIBUTION FACILITIES IN THE NORTH WEST AND NEIGHBOURING OCCUPIERS INCLUDE SAINSBURYS, PALMER AND HARVEY, BOOKER BELMONT, THE BOOK PEOPLE AND COSTCO.

[CLICK HERE FOR MAPS](#)

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DRIVE TIMES

Warrington	13 minutes
M6 Motorway	2 minutes
M62 Motorway	6 minutes
M56 Motorway	12 minutes
M60 Motorway	15 minutes

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The premises are available on a new lease. Rent on application.

VAT

All prices and rents are quoted exclusive of, but may be liable to VAT at the prevailing rate.

LOCAL AUTHORITY ASSISTANCE

The local authority (St. Helens Council) will be able to provide assistance with business rates, staff training, recruitment and planning applications.

Further enquiries can be made by speaking to John Quirk at Invest in St. Helens on 01744 676 002 or email: johnquirk@sthelens.gov.uk

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For further information please contact the joint letting agents:

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