

**PLANNING
APPROVED**



PARK
Heywood • Manchester



TO LET

H-350

Design & Build
Manufacturing/Distribution
350,021 sq ft of space
(32,518 sq m)

A development by

Russells

HEYWOOD • OL10 2TP

hparkheywood.co.uk

The Destination for Distribution

A new development offering Design & Build opportunities for both manufacturing and distribution businesses



H-350

FOOTASYJUM

Fowler Welch

Eddie Stobart

Argos

MTB
MARTIN BROWNE

Lineage

Strategically Placed



J19 M62
1.5 miles
via new Link Road



J3 M66
2 miles



Manchester City Centre
9 miles



J18 M60
4 miles



M6 Motorway
23 miles



M1 Motorway
40 miles



Unit size up to
1 million sq ft



Bespoke design and build



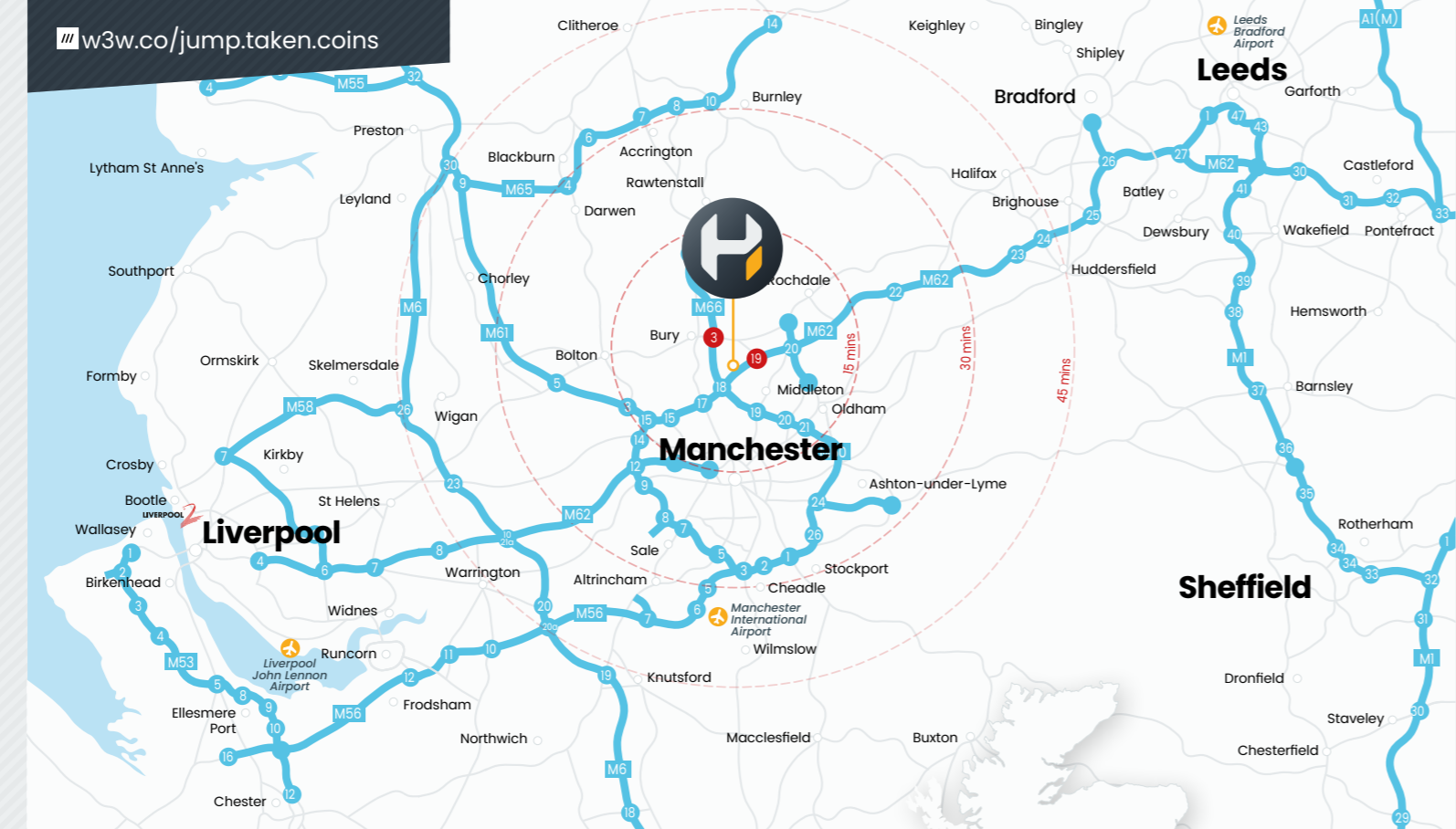
1,458,000 sq ft
of distribution and manufacturing space



Flexible leasehold opportunities

Travel Times & Distances

LOCATION	MILES	TIME
Jct 19, M62	1.36	4m
Jct 3, M66	1.7	5m
M60 Motorway	3.9	7m
M6 Motorway	23	30m
Jct 42, M1	40	45m
Trafford RF Terminal	16	25m
Widnes Freight Terminal	33	43m
Port of Liverpool	45	59m
Hull	90	1h 36m
Felixstowe	247	4h 19m
Dover	296	5h 11m
Manchester Int'l Airport	22	28m
Liverpool John Lennon Airport	37	48m
Leeds Bradford Airport	39	1h
Manchester	9	29m
Leeds	37	44m
Liverpool	40	1h
Sheffield	66	1h 22m
Nottingham	91	1h 56m
Birmingham	99	1h 48m
Glasgow	215	3h 23m
Edinburgh	217	3h 58m
London	222	4h 6m

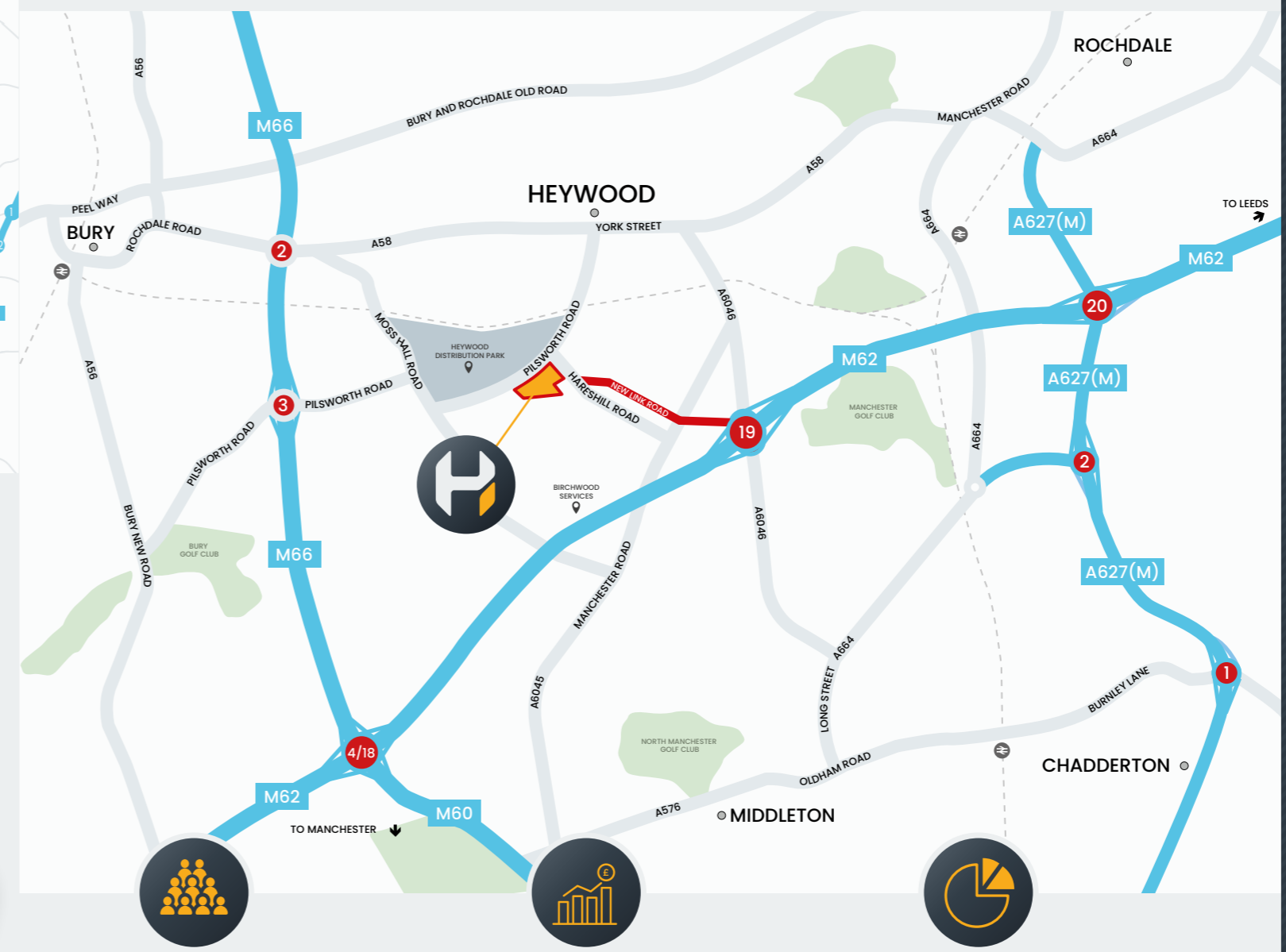


Prime Location

- This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network.
- HPARK is situated 1.5 miles from junction 19 of the M62 via a purpose-built link road.
- Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.
- Manchester City Centre within 9 miles.



A Thriving Regional Workforce



70% Economically Active
70% of local population employed or seeking employment (NOMIS)

£437.50 Gross Weekly Pay
Average wages in Rochdale are 16% lower than the North West average

Employment By Sector
of local population 8.7% Transportation & Storage 14.5% Manufacturing

Heywood Population **Over 28,200** (Census 2011)

Rochdale Population **Over 223,800** (Census 2021)

North West Population **7,367,500** (Nomis 2020)

60 Minute Drive Time Population **9,600,000**

Rochdale annual salary (£29,200) is **16% lower** than NW average and **24% lower** than UK average (ONS 2021)

HPARK labour supply within 60 minutes **6,954,600**

North West Working Age Population in Employment **4,572,900** (Nomis 2020)

North West Economically Active Population **3,577,000** (Nomis 2020)

Enhanced Specification, *Always as Standard*



8
Motorcycle spaces



48
Dock doors



18m
Eaves height



315
Car spaces



2.0 MVA
Power supply



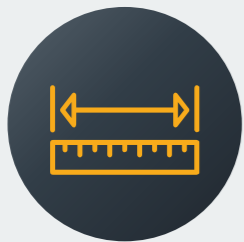
PV to all roofs
(up to 4 MWp, in addition to power supply)



80
Cycle spaces



50 kN/sq m
Floor loading



50m
North & south yard depth



75
Trailer spaces



8
Level access doors



	Sq m	Sq ft
Warehouse	29,640	319,045
Offices	2,210	23,788
Hub Offices	640	6,888
Security Gatehouse	28	300
Total	32,518	350,021

Designed with Wellbeing in Mind



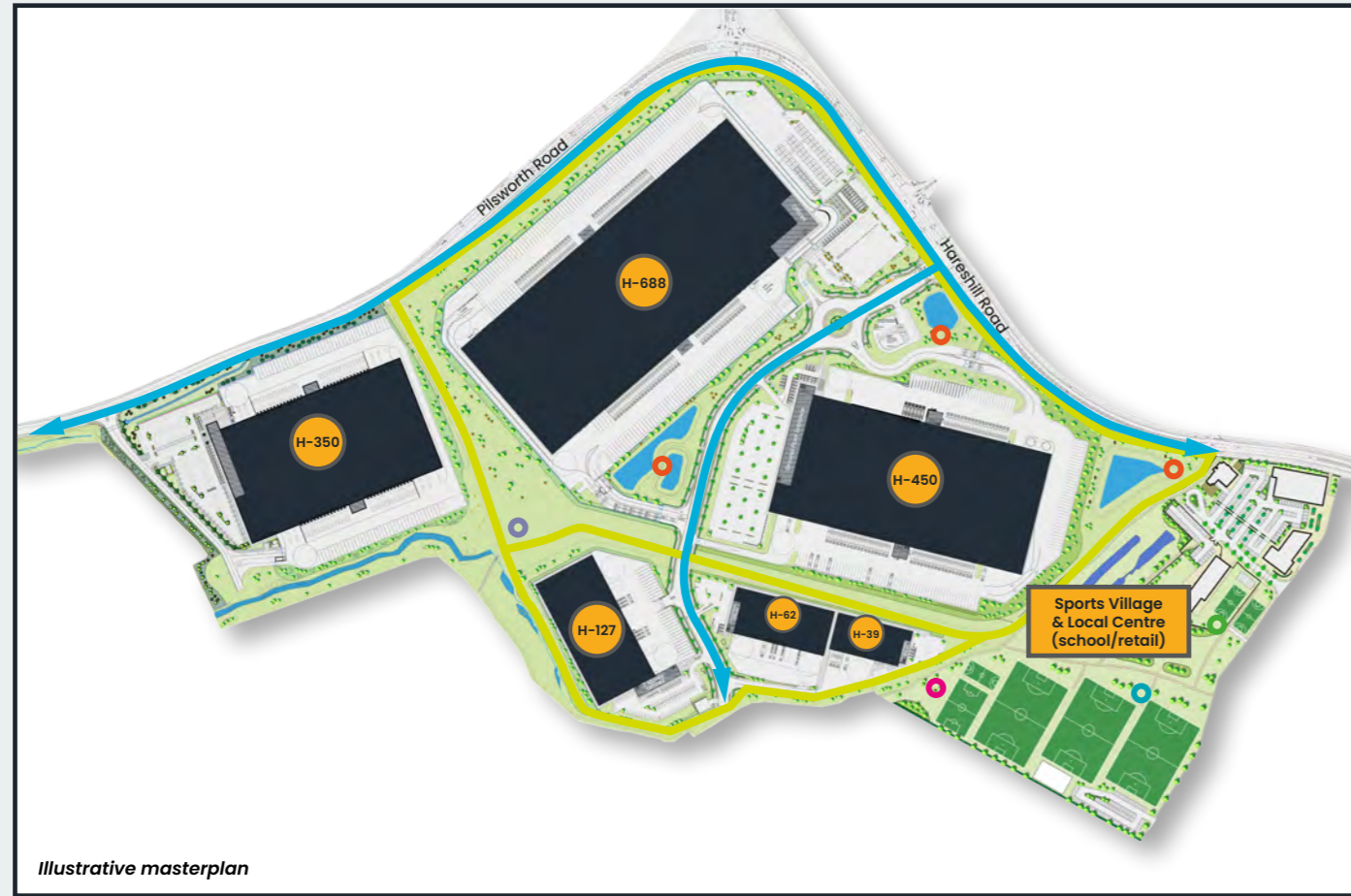
3km and 5km running/walking routes



Extensive new cycle routes



Outdoor Gym



Illustrative masterplan

Wellbeing

HPARK has been designed with wellbeing and employee happiness in mind. The 120-acre site will incorporate cycle, running and walking routes along with picnic and relaxation areas within an attractive landscape setting.

Employee welfare is front of mind in the design of the HPARK environment and each building within it. Units are carefully considered to incorporate state-of-the-art facilities for the benefit of tenants and their staff.



Multi use games area



New areas of attractive natural habitat and formal landscaping

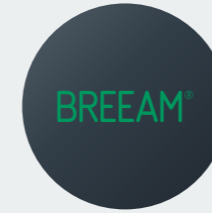


Rest, relaxation and picnic areas



Direct access to new neighbouring sports pitches

Sustainably Built Without Compromise



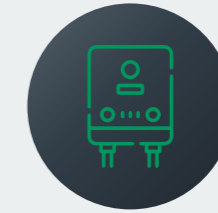
BREEAM UK new construction 2018 (shell & core) - Excellent



Ecosystem Enrichment with native planting scheme, bird boxes and hedgehog boxes



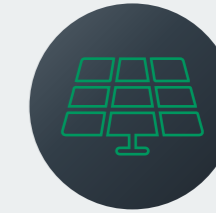
EPC A rating



Energy Efficient air source heat pumps for heating and comfort cooling



Net Gain in ecological habitat



Photovoltaic (PV) ready to maximum of roof area



EV Charging fast charge electric chargers to 5% car spaces, plus 20% passive



Energy Saving intelligent PIR lighting



Rainwater Harvesting for non-potable use



Natural Light via 15% roof light installation



Responsible local and sustainable procurement of materials



Water Leak detection system



Intelligent building management system

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Supported by

Rochdale
Development
Agency



Deliverability

HPARK can provide up to 1,458,000 sq ft of B2/B8 employment uses, subject to detailed planning consent.

Terms

The scheme can be delivered on an Institutional Leasehold.

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