

**PLANNING  
APPROVED**

A development by

**Russells**



# PARK

Heywood • Manchester

**TO LET**

**Design & Build Manufacturing/Distribution  
1,458,000 sq ft of B2/B8 space**

**HEYWOOD • OL10 2TP**

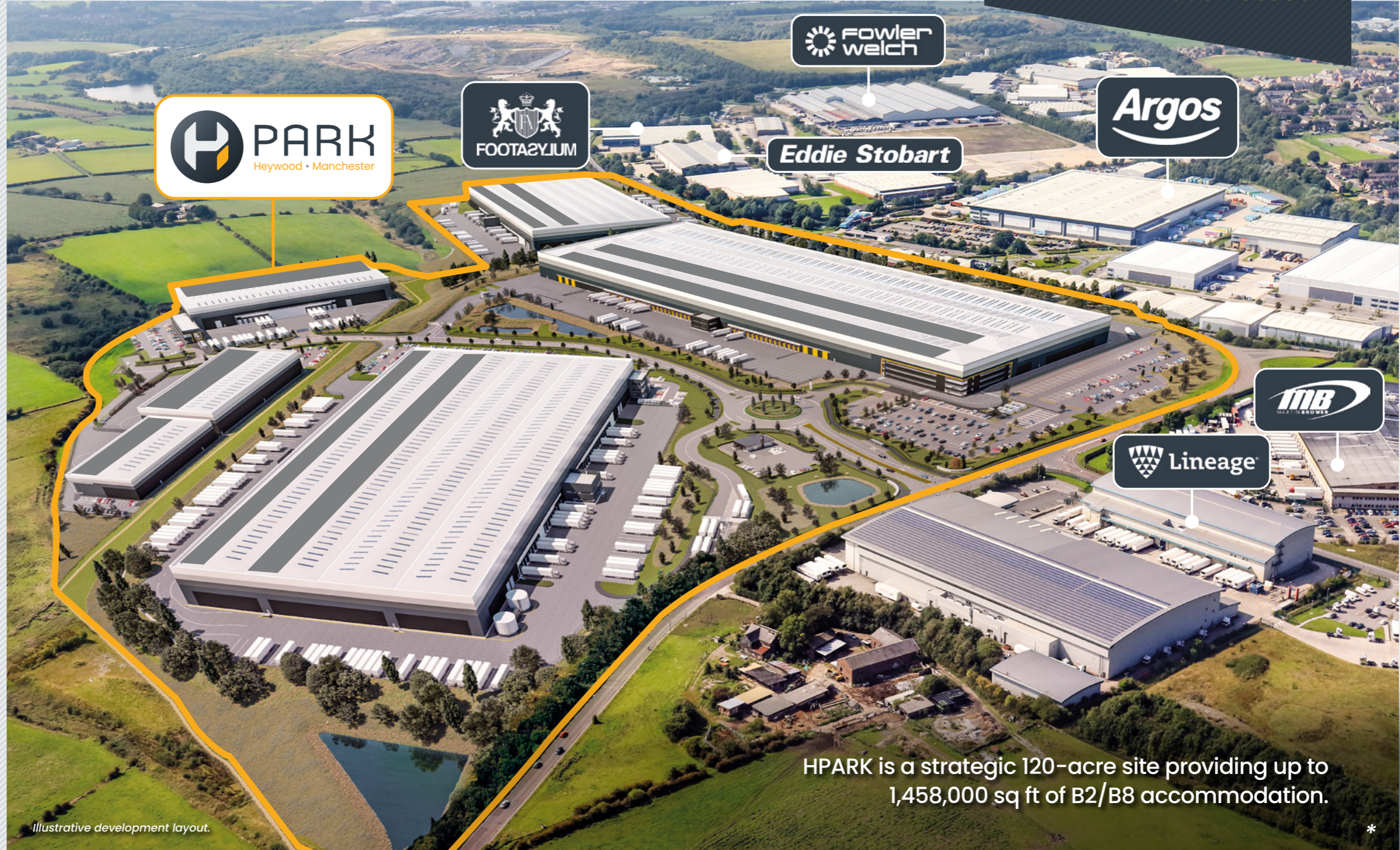
[hparkheywood.co.uk](http://hparkheywood.co.uk)



# The Destination for Distribution

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

- ➔ Destination
- ➔ Distribution
- ➔ Location
- ➔ Demographics
- ➔ The Site
- ➔ Specification
- ➔ Sustainability
- ➔ Wellbeing
- ➔ Wider Vision
- ➔ Masterplan
- ➔ H-688
- ➔ H-450
- ➔ H-346
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*Illustrative development layout.*

HPARK is a strategic 120-acre site providing up to 1,458,000 sq ft of B2/B8 accommodation.

# Strategically Placed

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**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



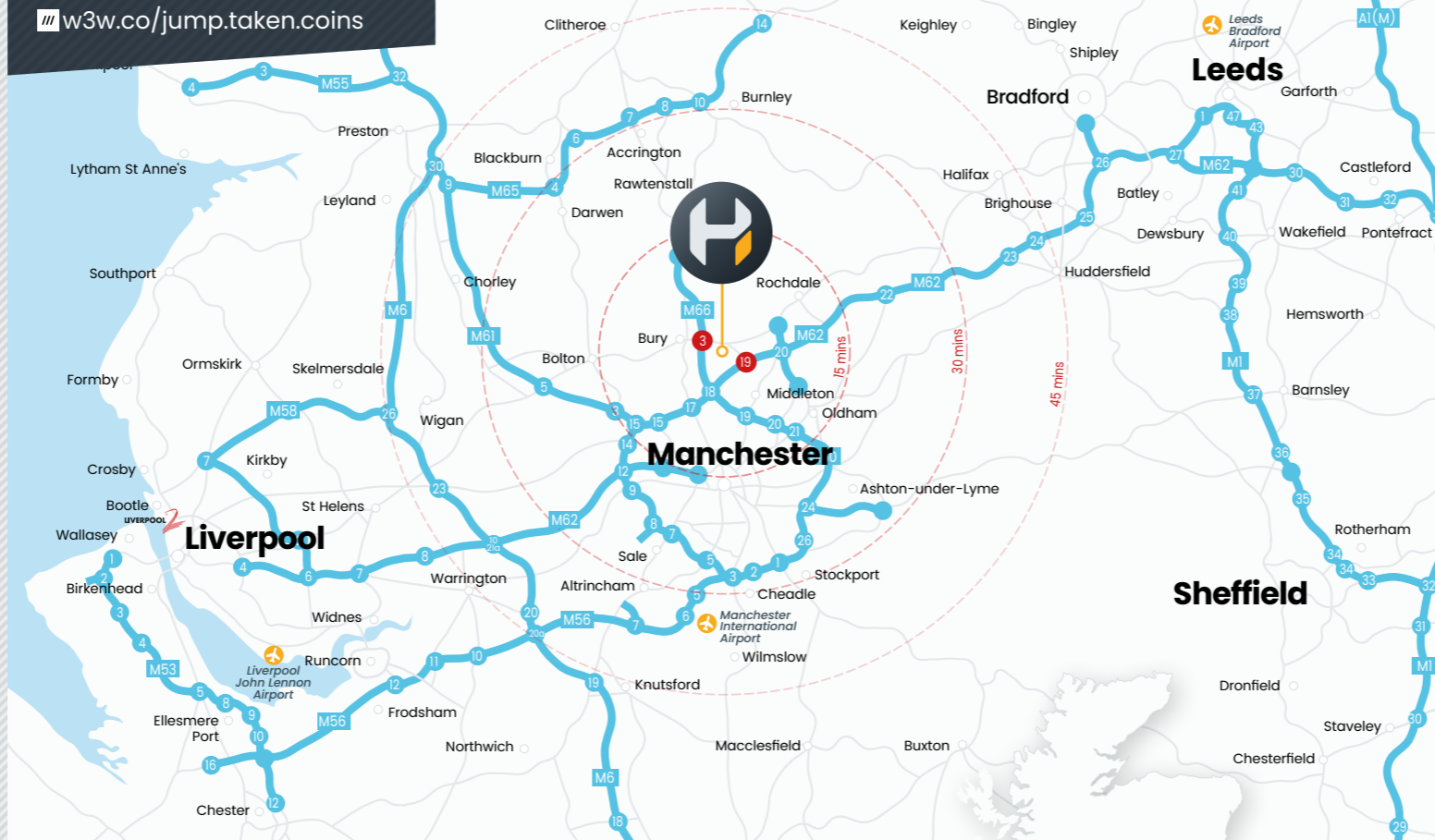
**Bespoke**  
design and build



**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

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## 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.

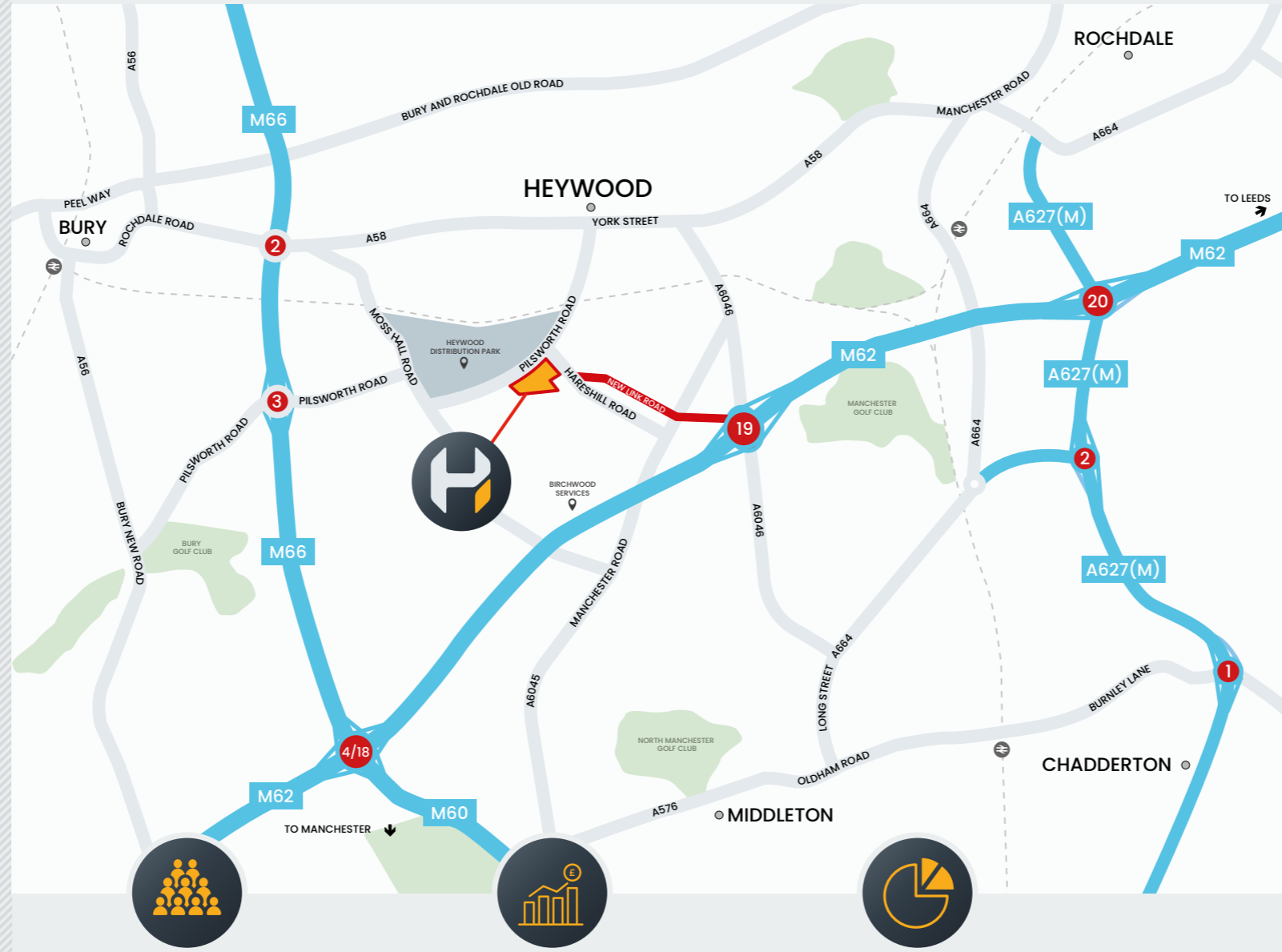


Manchester City Centre within 9 miles.



# A Thriving Regional Workforce

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**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% employed in Distribution & Storage and 14.5% in 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**

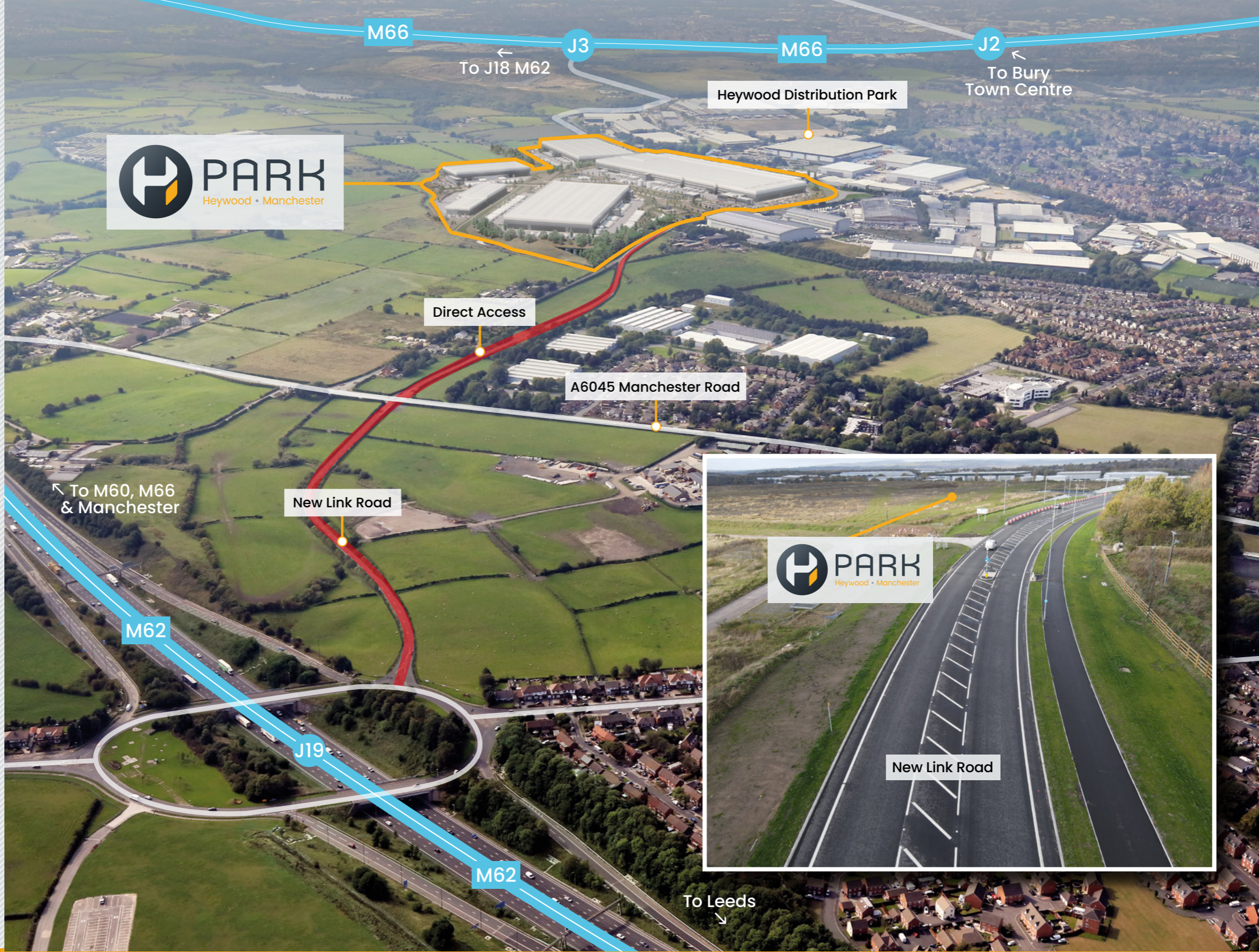
Rochdale annual salary (£29,200) is  
**16%** lower than NW average and  
**24%** lower than UK average (ONS 2021)

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)

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# Enhanced Specification, *Always as Standard*

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Availability of a single unit up to 1,000,000 sq ft



Dock level doors



Secure service yards to each unit



Max eaves height of 18m



Generous dedicated staff parking. 1 space per 100 m<sup>2</sup>



Up to 4MVA power supply (higher available by agreement)



50 kN/sq m floor slab



Expansive yards



Grade A offices to all units



3 phase supplies to each unit and can be HV or LV metered



# Sustainably Built Without Compromise

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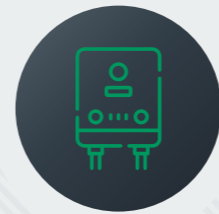
**BREEAM UK**  
new  
construction  
2018 (shell  
& core) -  
Excellent



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



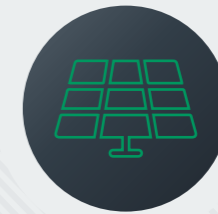
**EPC A**  
rating



**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

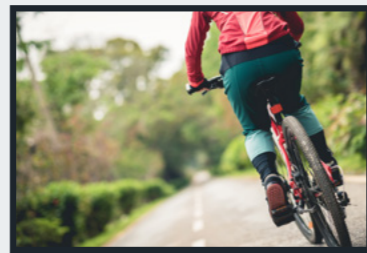


# Designed with Wellbeing in Mind

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3km and 5km running/walking routes



Extensive new cycle routes



Outdoor Gym



New areas of attractive natural habitat and formal landscaping



Rest, relaxation and picnic areas

## 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



Direct access to new neighbouring sports pitches

# A Wider Vision

HPARK forms part of the wider South Heywood masterplan, a major mixed-use regeneration programme designed to deliver new jobs, homes, and community facilities.

Key to the scheme is the newly opened link road providing direct access from HPARK to junction 19 of the M62 motorway.



**New public transport provision**



**1,000 new high quality homes to be brought forward**



**New primary school, retail centre, parks and sports pitches**

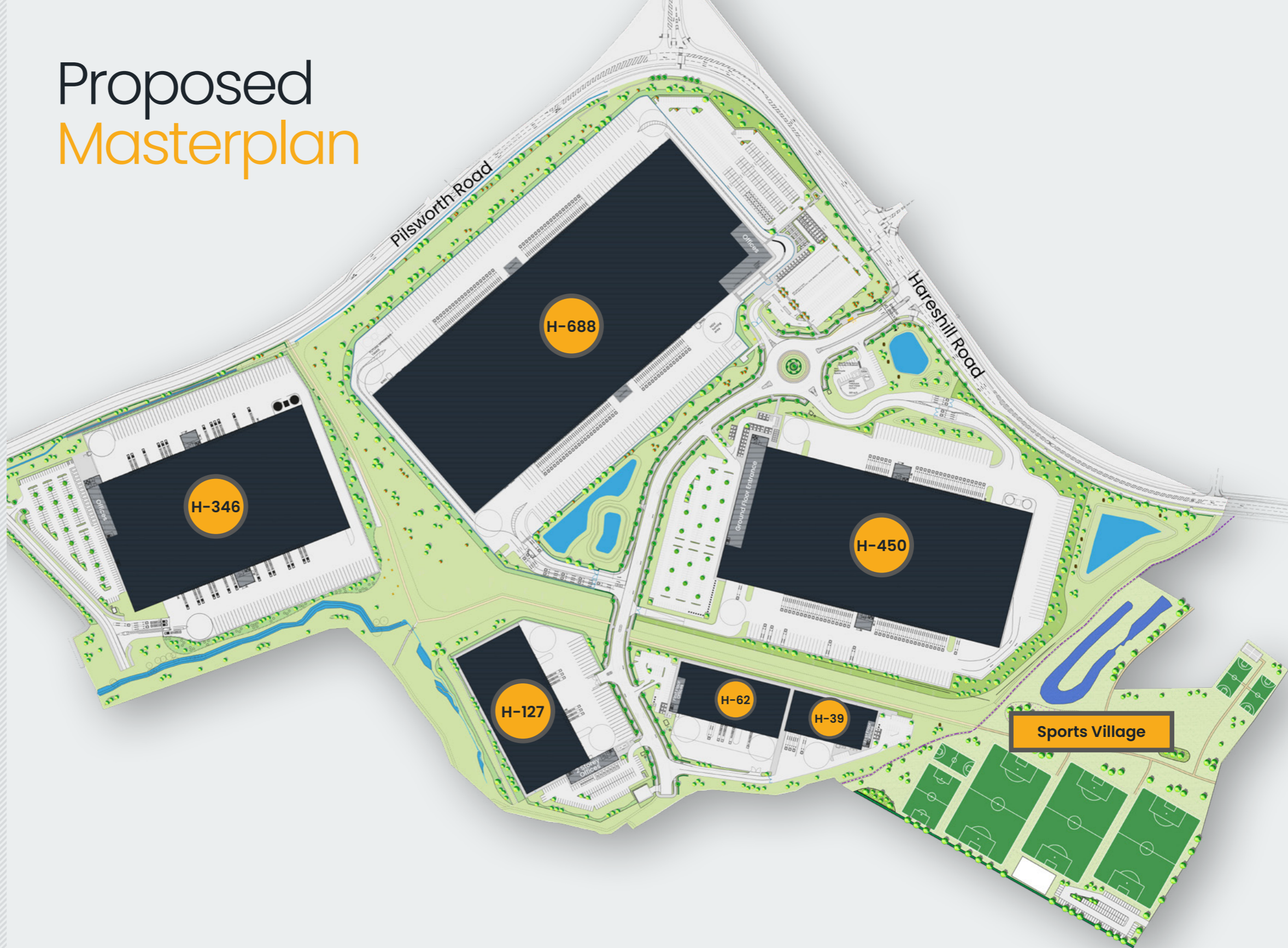


**Supported by Rochdale Borough Council and the Greater Manchester Combined Authority**

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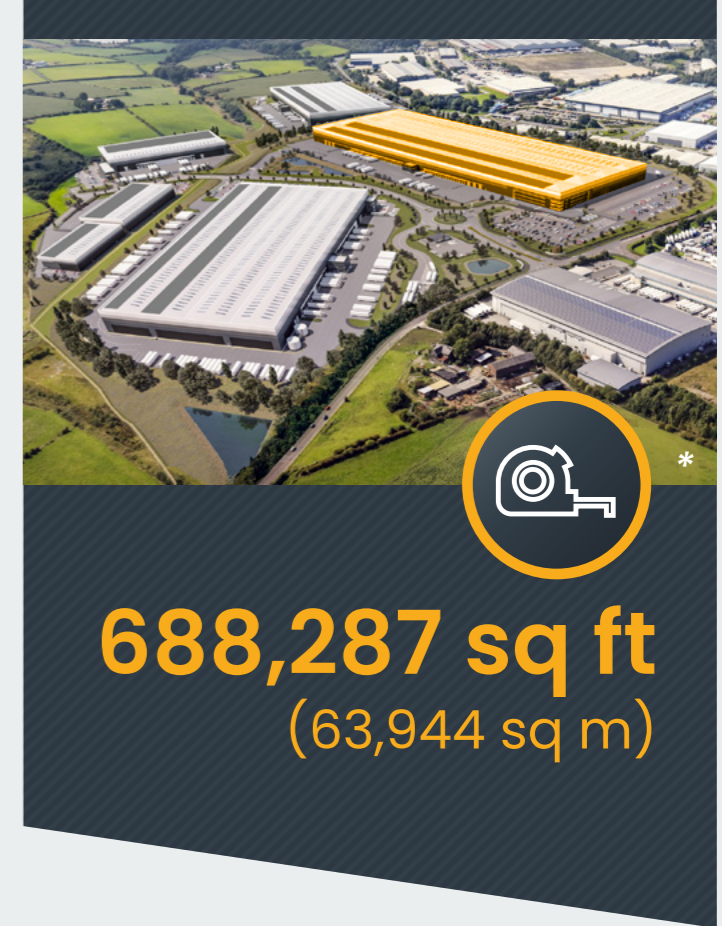
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# Proposed Masterplan



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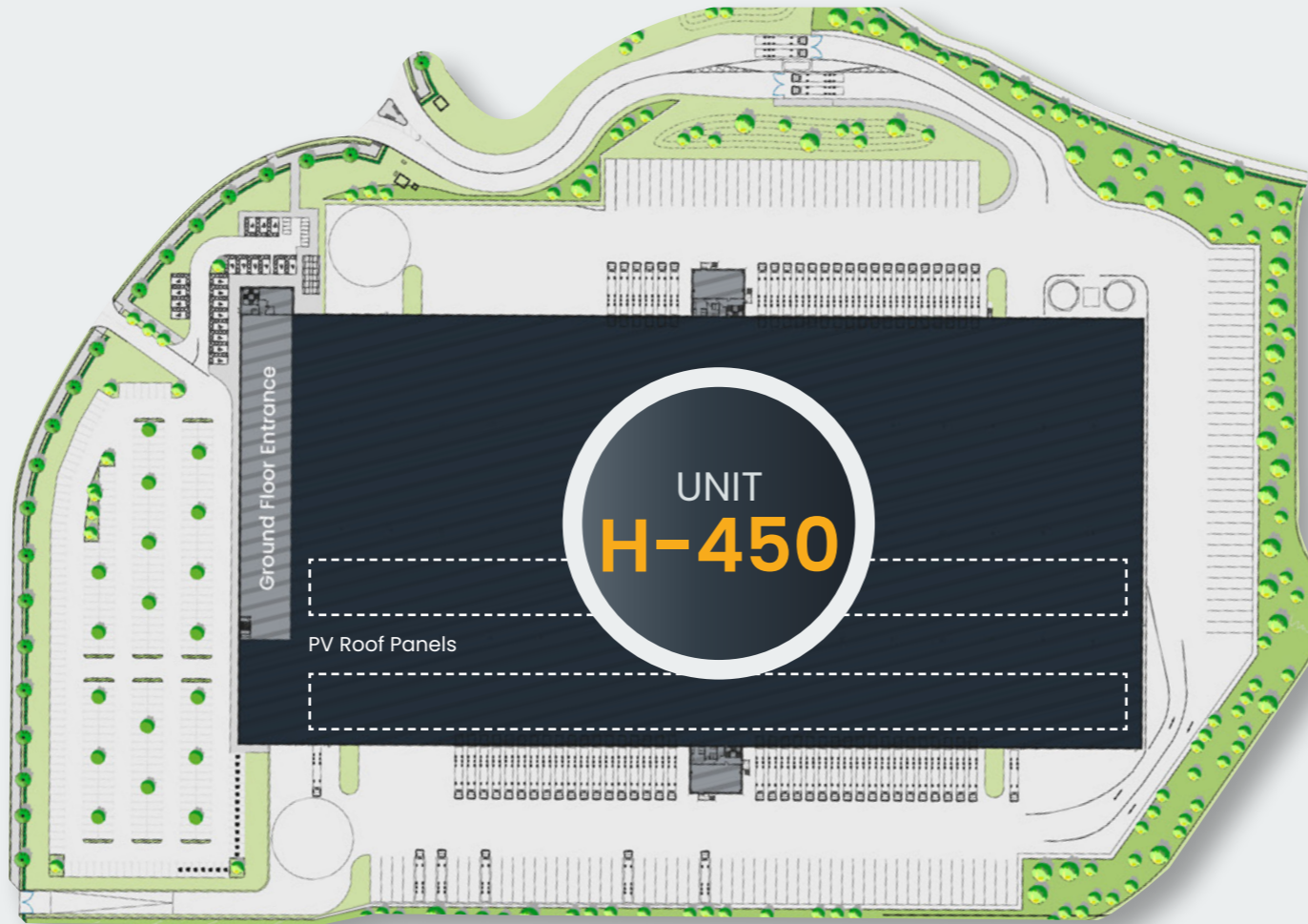


**688,287 sq ft**  
(63,944 sq m)

	Sq m	Sq ft
Warehouse	60,263	648,665
Offices	3,013	32,432
Hub Offices	640	6,888
Security Gatehouse	28	302
<b>Total</b>	<b>63,944</b>	<b>688,287</b>












	Car Spaces	<b>603</b> 30 disabled and 30 electric vehicle charging spaces
	Trailer Spaces	<b>177</b>
	Dock Doors	<b>86</b>
	Level Access Doors	<b>12</b>
	Cycle Spaces	<b>120</b>
	Motorcycle Spaces	<b>16</b>
	Eaves Height	<b>18m</b>
	Floor Loading	<b>50 kN/sq m</b>
	Yard Depth	<b>50m, North and South</b>
	Power Supply	<b>3.5 MVA</b>
	PV to all roofs	<b>Up to 7.5 MWp, in addition to power supply</b>

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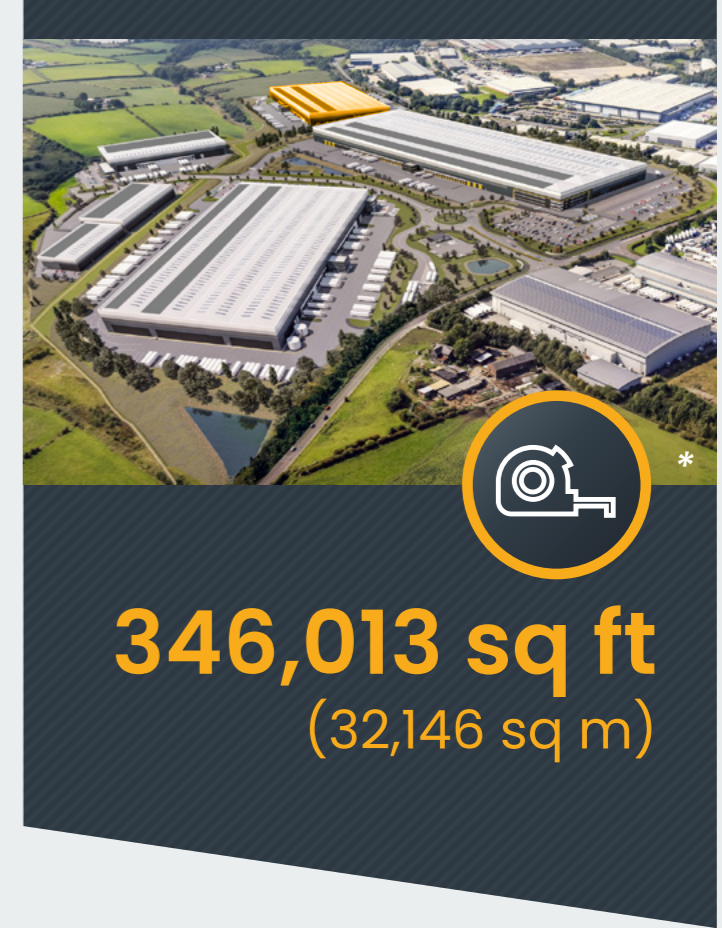
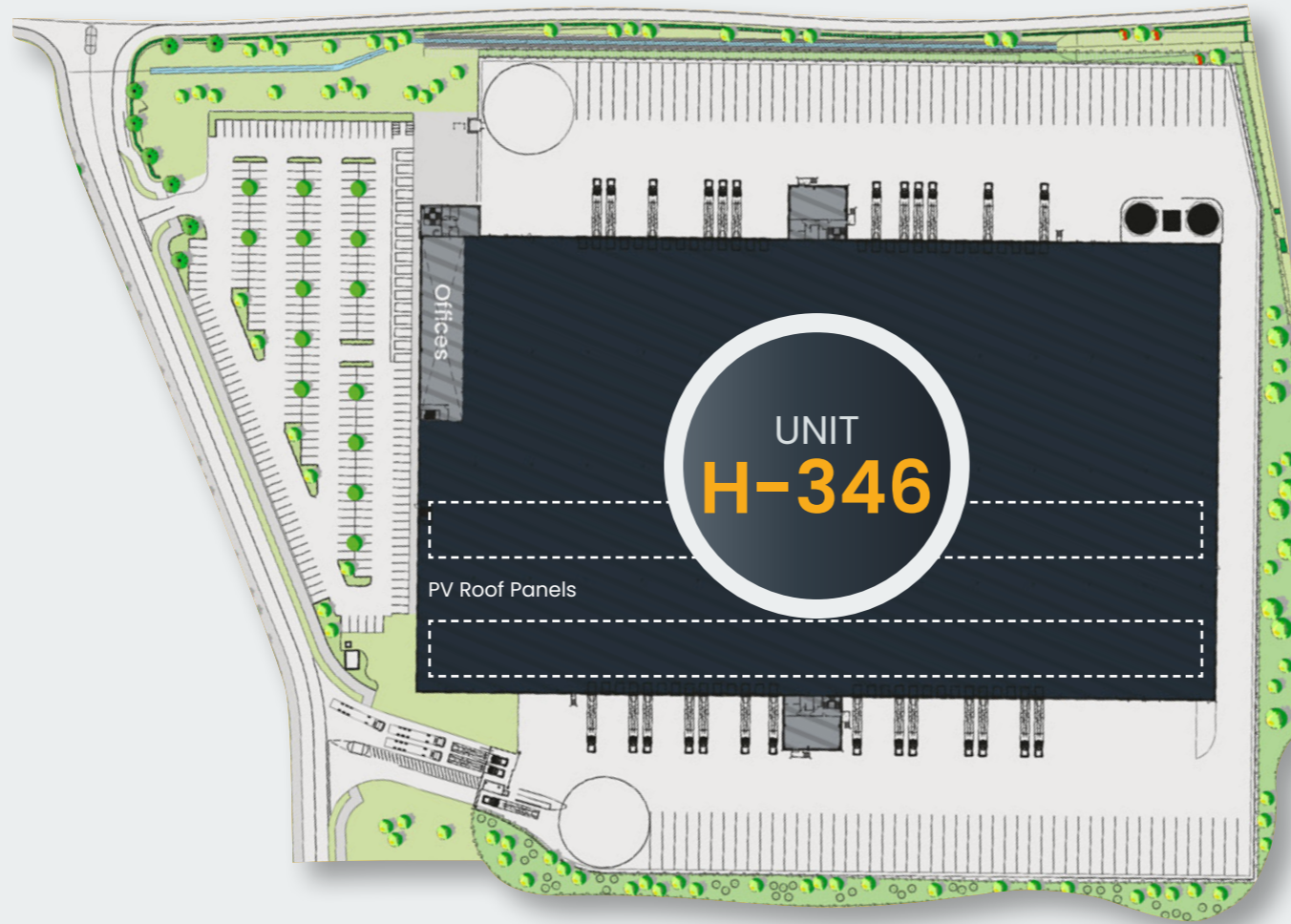


**450,243 sq ft**  
(41,829 sq m)

	Sq m	Sq ft
Warehouse	39,201	421,956
Offices	1,960	21,098
Hub Offices	640	6,888
Security Gatehouse	28	301
<b>Total</b>	<b>41,829</b>	<b>450,243</b>

	Car Spaces	<b>413</b> 21 disabled and 21 electric vehicle charging spaces
	Trailer Spaces	<b>129</b>
	Dock Doors	<b>60</b>
	Level Access Doors	<b>8</b>
	Cycle Spaces	<b>50</b>
	Motorcycle Spaces	<b>11</b>
	Eaves Height	<b>15m*</b>
	Floor Loading	<b>50 kN/sq m</b>
	Yard Depth	<b>50m (North/South) and 35m (East)</b>
	Power Supply	<b>2 MVA</b>
	PV to all roofs	<b>Up to 5 MWp, in addition to power supply</b>

\*Option to increase eaves height 18m, subject to planning permission














**346,013 sq ft**  
(32,146 sq m)

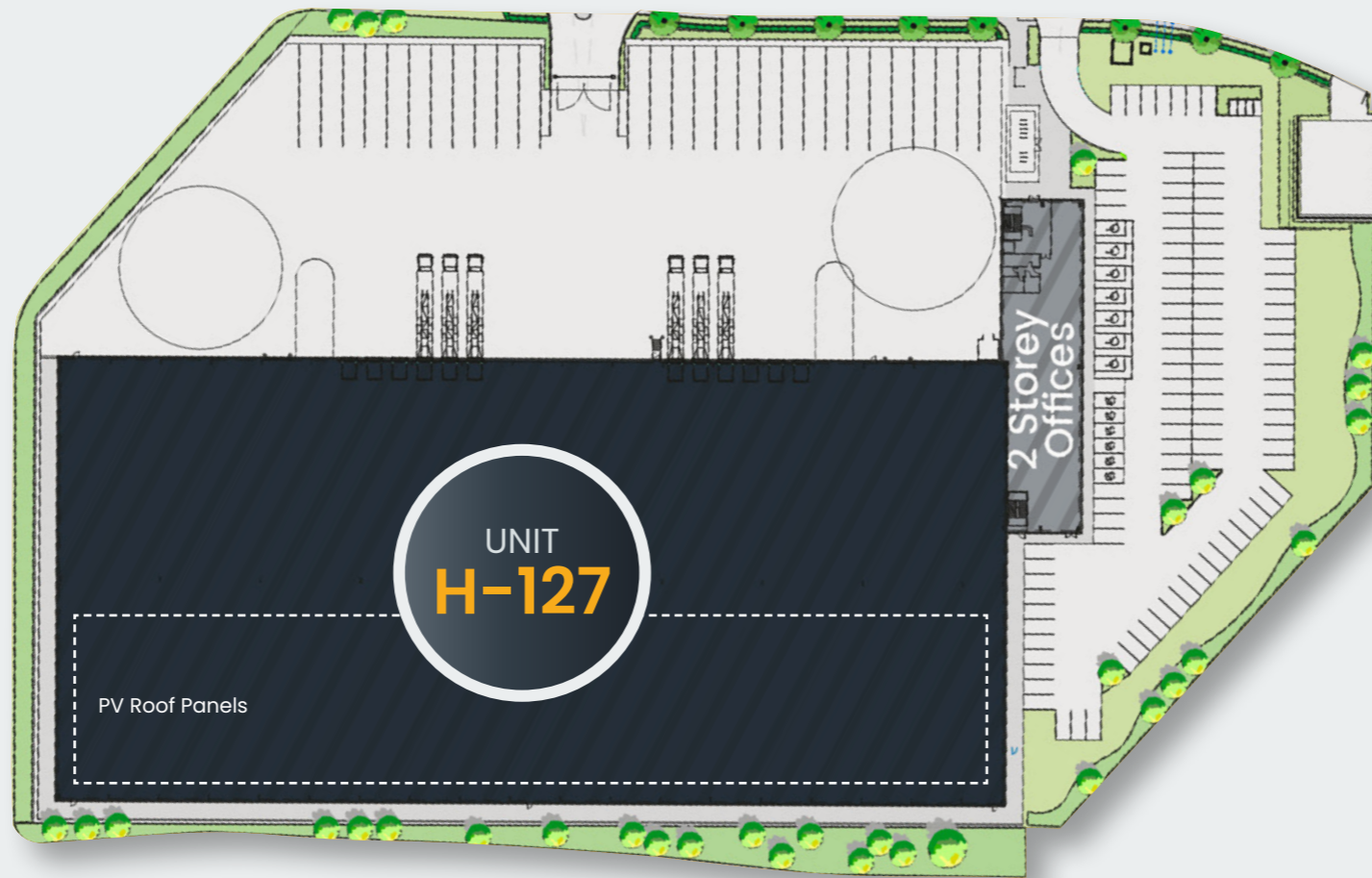


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





	Sq m	Sq ft
Warehouse	29,640	319,042
Offices	1,543	16,607
Hub Offices	948	10,204
Security Gatehouse	15	160
<b>Total</b>	<b>32,146</b>	<b>346,013</b>

	Car Spaces	<b>310</b> 17 disabled and 16 electric vehicle charging spaces
	Trailer Spaces	<b>102</b>
	Dock Doors	<b>56</b>
	Level Access Doors	<b>6</b>
	Cycle Spaces	<b>38</b>
	Motorcycle Spaces	<b>8</b>
	Eaves Height	<b>18m</b>
	Floor Loading	<b>50 kN/sq m</b>
	Yard Depth	<b>50m</b>
	Power Supply	<b>2 MVA</b>
	PV to all roofs	<b>Up to 4 MWp, in addition to power supply</b>

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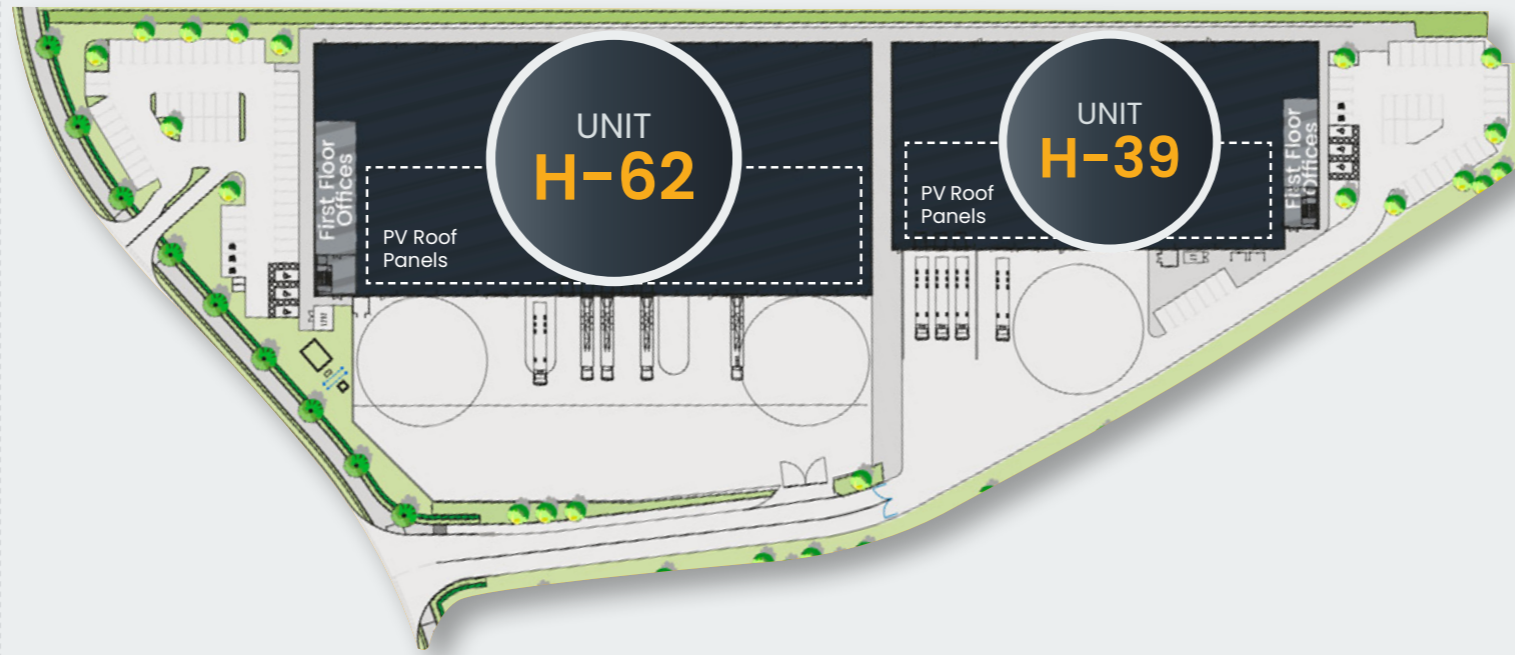
	Sq m	Sq ft
Warehouse	10,527	113,312
Offices	1,234	13,282
<b>Total</b>	<b>11,761</b>	<b>126,594</b>

	Car Spaces	<b>118</b> 7 disabled and 6 electric vehicle charging spaces
	Trailer Spaces	<b>28</b>
	Dock Doors	<b>12</b>
	Level Access Doors	<b>2</b>
	Cycle Spaces	<b>14</b>
	Motorcycle Spaces	<b>4</b>
	Eaves Height	<b>15m</b>
	Floor Loading	<b>50 kN/sq m</b>
	Yard Depth	<b>50m</b>
	Power Supply	<b>750 KVA</b>
	PV to all roofs	<b>Up to 1.5 MWp, in addition to power supply</b>



**H-62 61,850 sq ft**  
(5,746 sq m)

**H-39 38,255 sq ft**  
(3,554 sq m)



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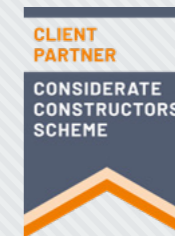
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	H-62		H-39	
	Sq m	Sq ft	Sq m	Sq ft
Warehouse	5,425	58,394	3,337	35,919
Offices	321	3,455	217	2,335
<b>Total</b>	<b>5,746</b>	<b>61,850</b>	<b>3,554</b>	<b>38,255</b>

	H-62	H-39
Car Spaces	60 <small>3 disabled and 3 electric vehicle charging spaces</small>	39 <small>3 disabled and 3 electric vehicle charging spaces</small>
Dock Doors	5	3
Level Access Doors	2	2
Cycle Spaces	8	4
Motorcycle Spaces	2	2
Eaves Height	12.5m	10m
Floor Loading	50 kN/sq m	50 kN/sq m
Yard Depth	41m	40m
Power Supply	350 KVA	300 KVA
PV to all roofs	Up to 1 MWp, in addition to power supply	Up to 0.5 MWp, in addition to power supply



# About Russells



Russells is a Manchester-based property and construction businesses comprising Russell WBHO, Russell Homes and the group's recently launched land, development and property division, Russell LDP.

Russell LDP is a turnkey developer and land promoter, bringing forward large scale developments across the UK, from concept through to completion.

HPARK will be built by leading main contractor Russell WBHO, one of the North West's largest and most active construction businesses, with a 25-year track record of delivering projects on budget, on time, every time.

Specialists in industrial and cold storage builds, Russell WBHO has built facilities across the UK for Lineage Logistics, Fed Ex, Ford, Harbert, MAN ERF, Joy Global, and Baildon Business Park.

The team is also responsible for complex high-profile builds such as the new Manchester landmarks Axis Tower and Oxygen Towers, and the award-winning Hanover restoration for Hermes.



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**HPARK**  
Heywood • OL10 2TP

/// [w3w.co/jump.taken.coins](http://w3w.co/jump.taken.coins)

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.

The Agents, for themselves and for the Seller/Lessor of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of an offer or a contract; 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor; 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact; 4. Any intending Buyer or Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 5. The Seller/Landlord does not make or give, and neither the Agent(s) nor any person in their employment has any authority to, make or give any representation or warranty whatever in relation to this property. January 2023. Designed and produced by Creativeworld. T: 01282 858200. \*Illustrative Masterplan and supporting information subject to change.

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