

**PLANNING
APPROVED**



PARK
Heywood • Manchester



TO LET

H-6888

Design & Build
Manufacturing/Distribution
688,287 sq ft of space
(63,944 sq m)

A development by

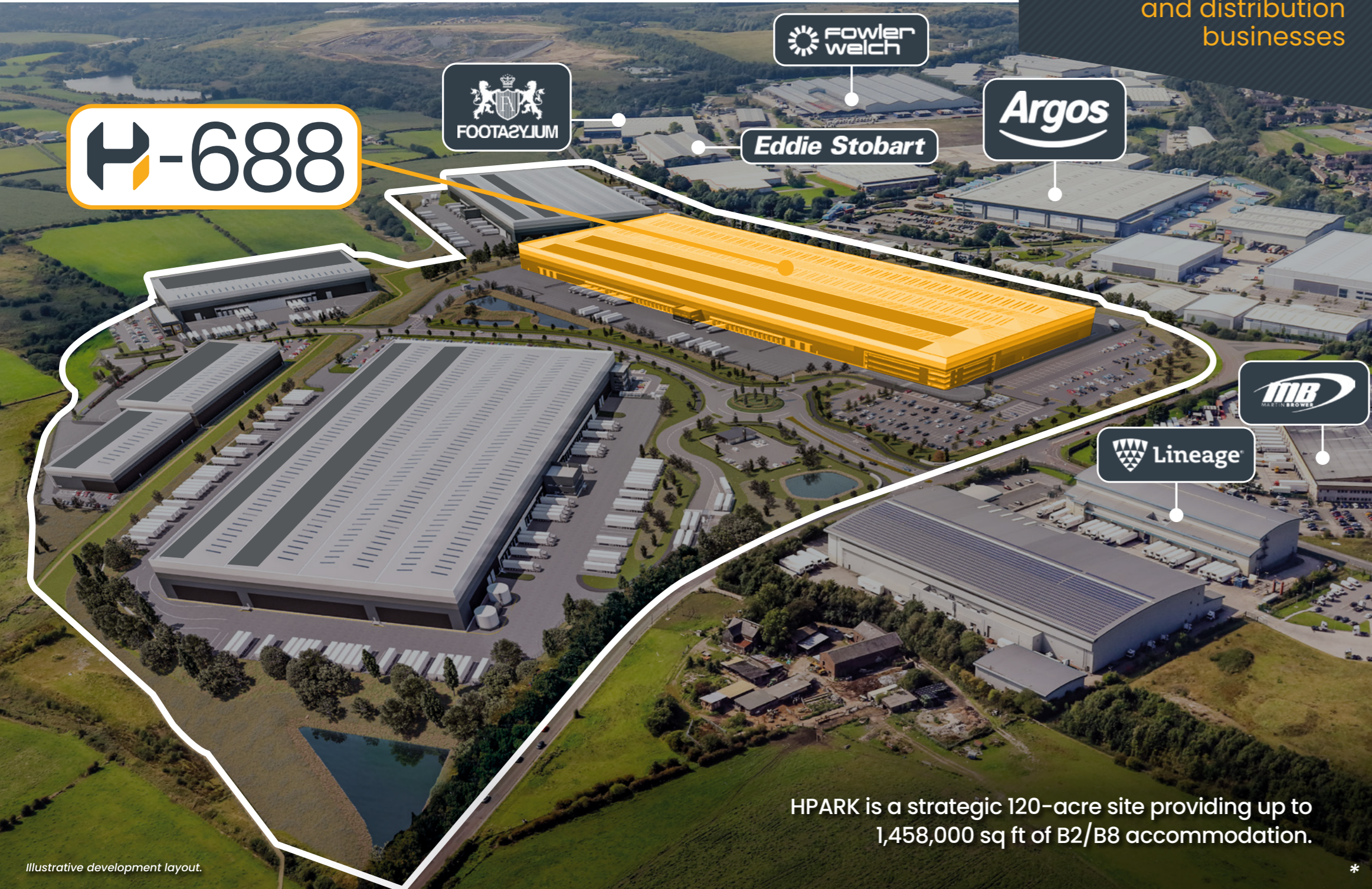


HEYWOOD • OL10 2TP

hparkheywood.co.uk

The Destination for Distribution

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



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

Strategically Placed



J19 M62
1.5 miles
via new Link Road



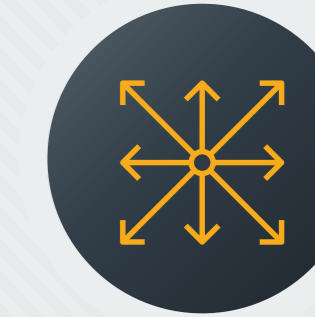
J3 M66
2 miles



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



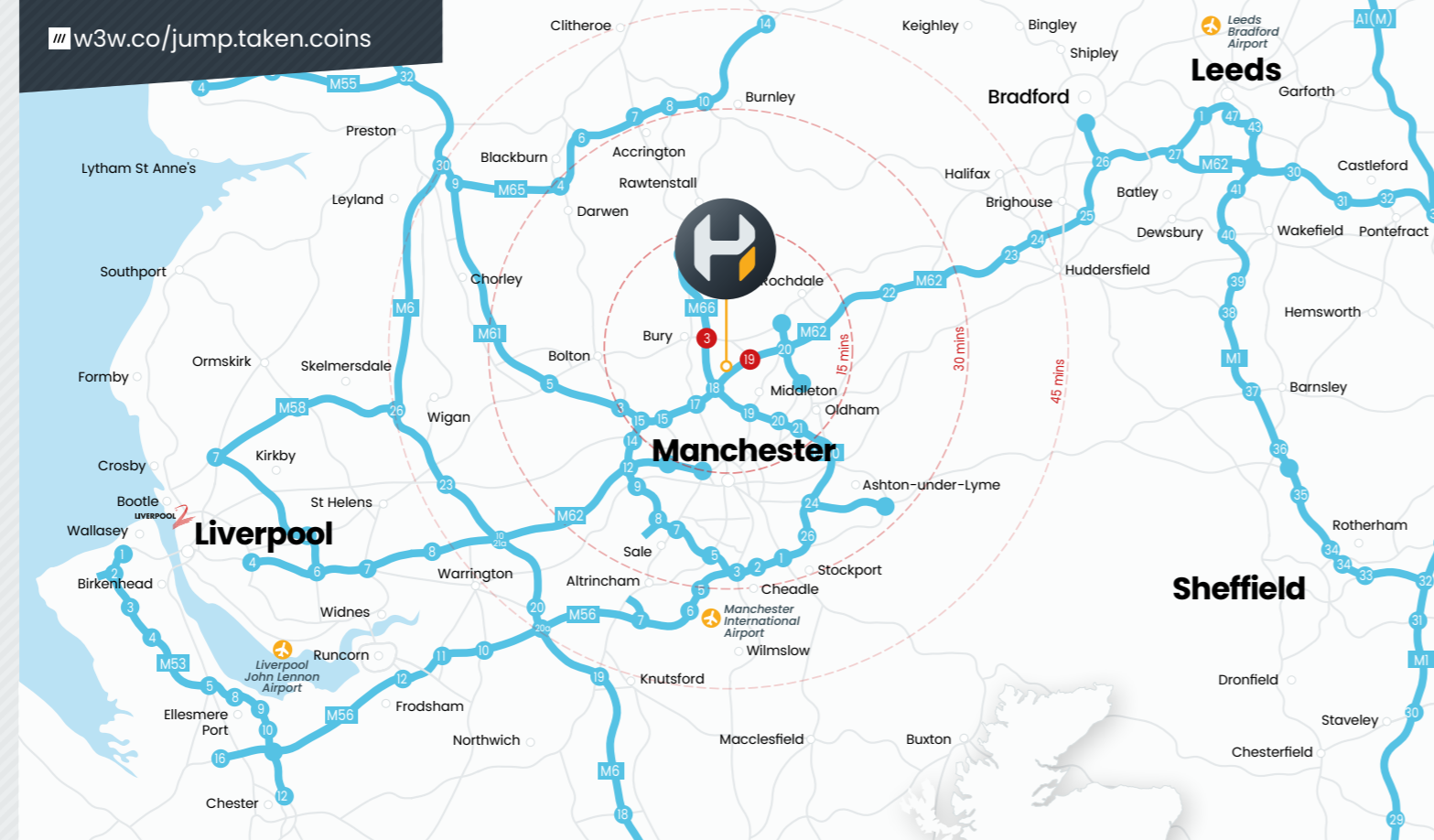
1,458,000 sq ft
of distribution and manufacturing space



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*



16
Motorcycle spaces



86
Dock doors



18m
Eaves height



603
Car spaces
(30 disabled & 30 electric vehicle charging spaces)



3.5 MVA
Power supply



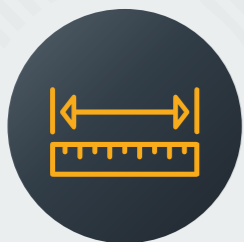
PV to all roofs
(up to 7.5 MWp, in addition to power supply)



120
Cycle spaces



50 kN/sq m
Floor loading



50m
North & south yard depth



177
Trailer spaces

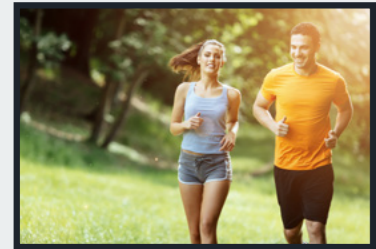


12
Level access doors

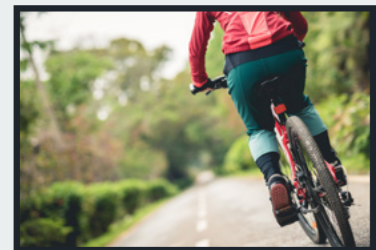


	Sq m	Sq ft
Warehouse	60,263	648,665
Offices	3,013	32,432
Hub Offices	640	6,888
Security Gatehouse	28	302
Total	63,944	688,287

Designed with Wellbeing in Mind



 3km and 5km running/walking routes



 Extensive new cycle routes



 Outdoor Gym



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

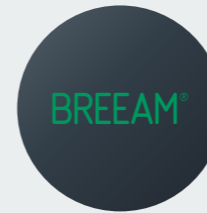


 Rest, relaxation and picnic areas



 Direct access to new neighbouring sports pitches

Sustainably Built Without Compromise



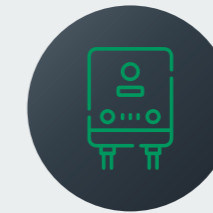
BREEAM UK
new construction 2018 (shell & core) - Excellent



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



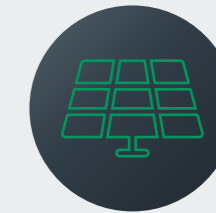
EPC A
rating



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



H PARK

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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