

**PLANNING
APPROVED**

A development by
Russells



PARK

Heywood • Manchester

TO LET

**Design & Build Manufacturing/Distribution
2,104,550 sq ft of B2/B8 space**

HEYWOOD • OL10 2TP

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-350
- ➔ H-215
- ➔ H-127
- ➔ H-62 & H-39
- ➔ Northern Gateway
- ➔ About Russells
- ➔ Contact



Illustrative development layout.

HPARK is a strategic 120-acre site providing up to 2,104,550 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



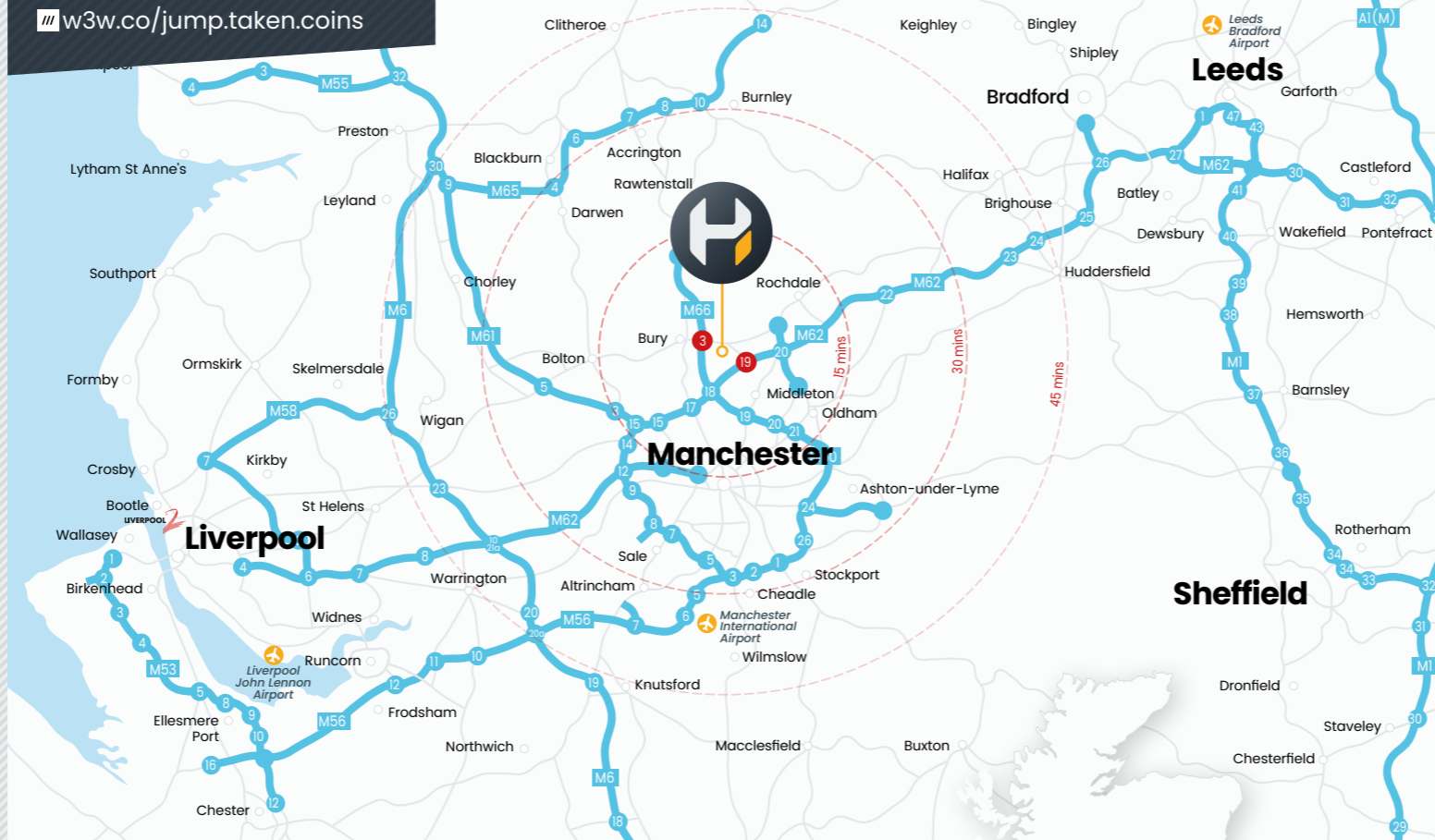
Bespoke
design and build



2,104,550 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.



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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

Public Transport/ Highways Improvements
Northern Gateway February 2026

- Proposed tram-train stop on Heritage Line
- Extension of Link Road to Junction 3 of the M66 - £52.1m investment
- National Highways 'Simister Island' J18 M62 Junction Improvements Scheme
- Extension of Link Road to site entrance - Connecting to Phase 1 J19 M62

Heywood Population
Over 29,800 (Census 2022)

Rochdale Population
Over 223,800 (Census 2021)

North West Population
Over 7,700,000 (Nomis 2021)

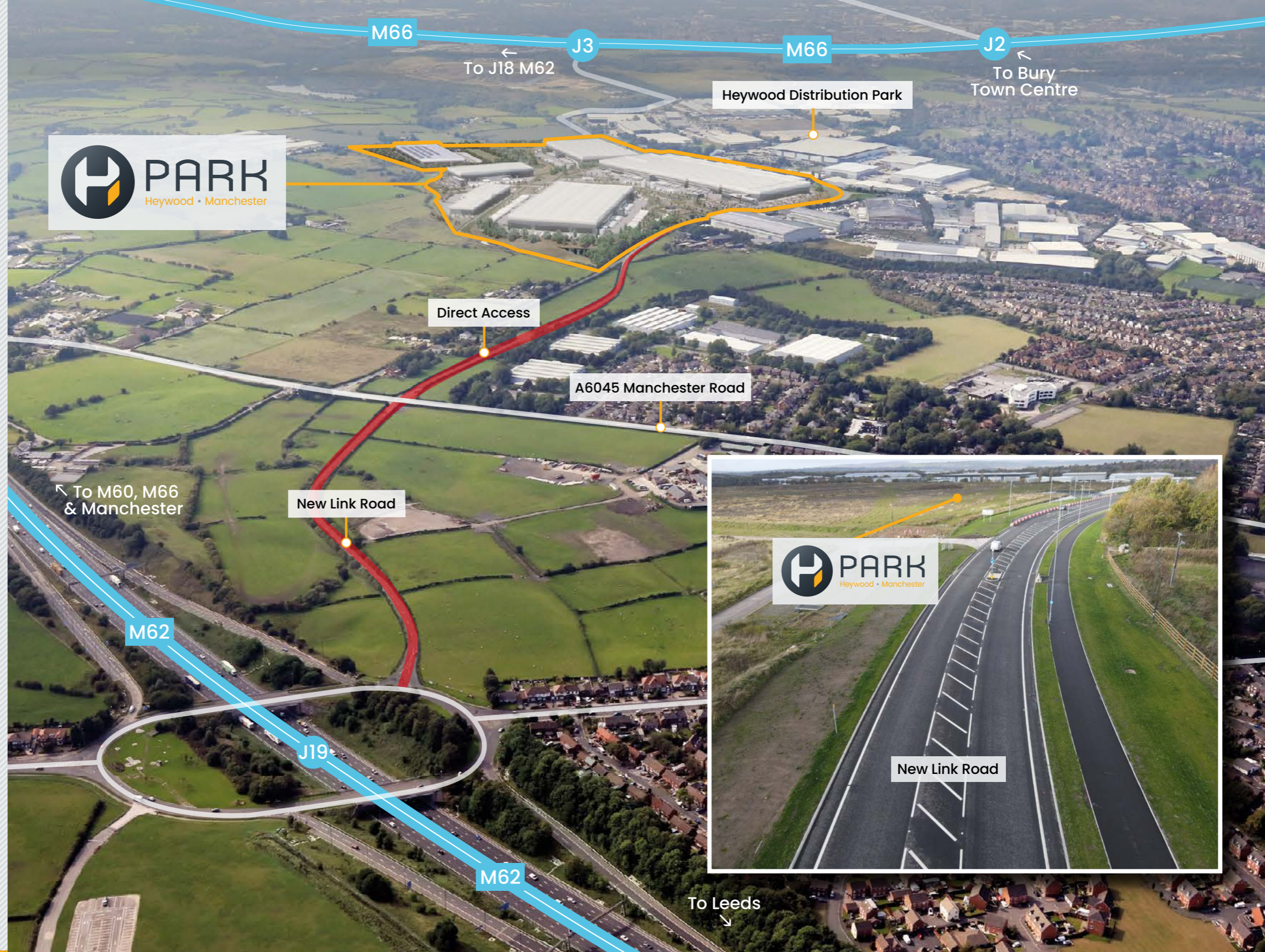
60 Minute Drive Time Population
9,600,000 (TravelTime)

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

North West Population
in Employment
5,328,400 (ONS, 2023)

North West Economically
Active Population
5,582,500 (ONS, 2023)

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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



Eaves heights up to 18m (increased heights by agreement)



Generous dedicated staff parking. 1 space per 100 m²



Up to 32MVA power capacity (additional power by agreement)



50 kN/sq m floor slab



Expansive yards up to 50m depth



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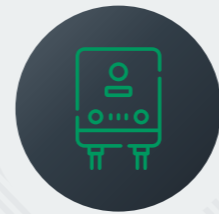
BREEAM UK
new
construction
2018 (shell
& core) -
Excellent



**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



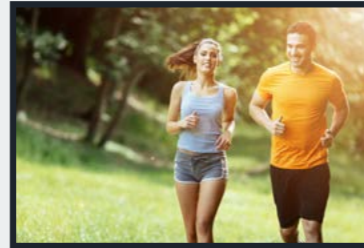
Water Leak
detection
system



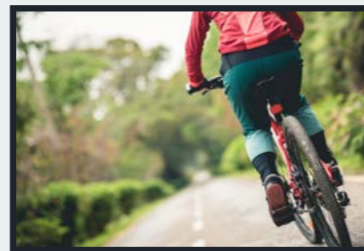
Intelligent
building
management
system

Designed with Wellbeing in Mind

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3km and 5km running/walking routes



Extensive new cycle routes



Outdoor Gym



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.

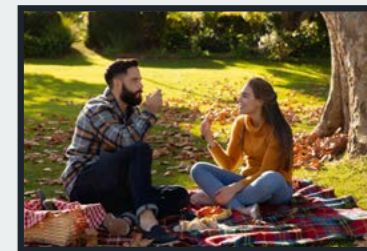
Employee welfare is front of mind in the design of the HPARK environment and each building within it. Units are carefully considered to incorporate state-of-the-art facilities for the benefit of tenants and their staff.



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

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.



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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

Proposed Masterplan



Please enjoy a virtual
tour of our site.

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▲ TAKE A
360° TOUR

	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



Car Spaces

603 30 disabled and 30 electric vehicle charging spaces



Trailer Spaces

177



Dock Doors

86



Level Access Doors

12



Cycle Spaces

120



Motorcycle Spaces

16



Eaves Height

18m



Floor Loading

50 kN/sq m



Yard Depth

50m, North and South



Power Supply

Up to 15MVA



PV to all roofs

Up to 7.5 MWp, in addition to power supply



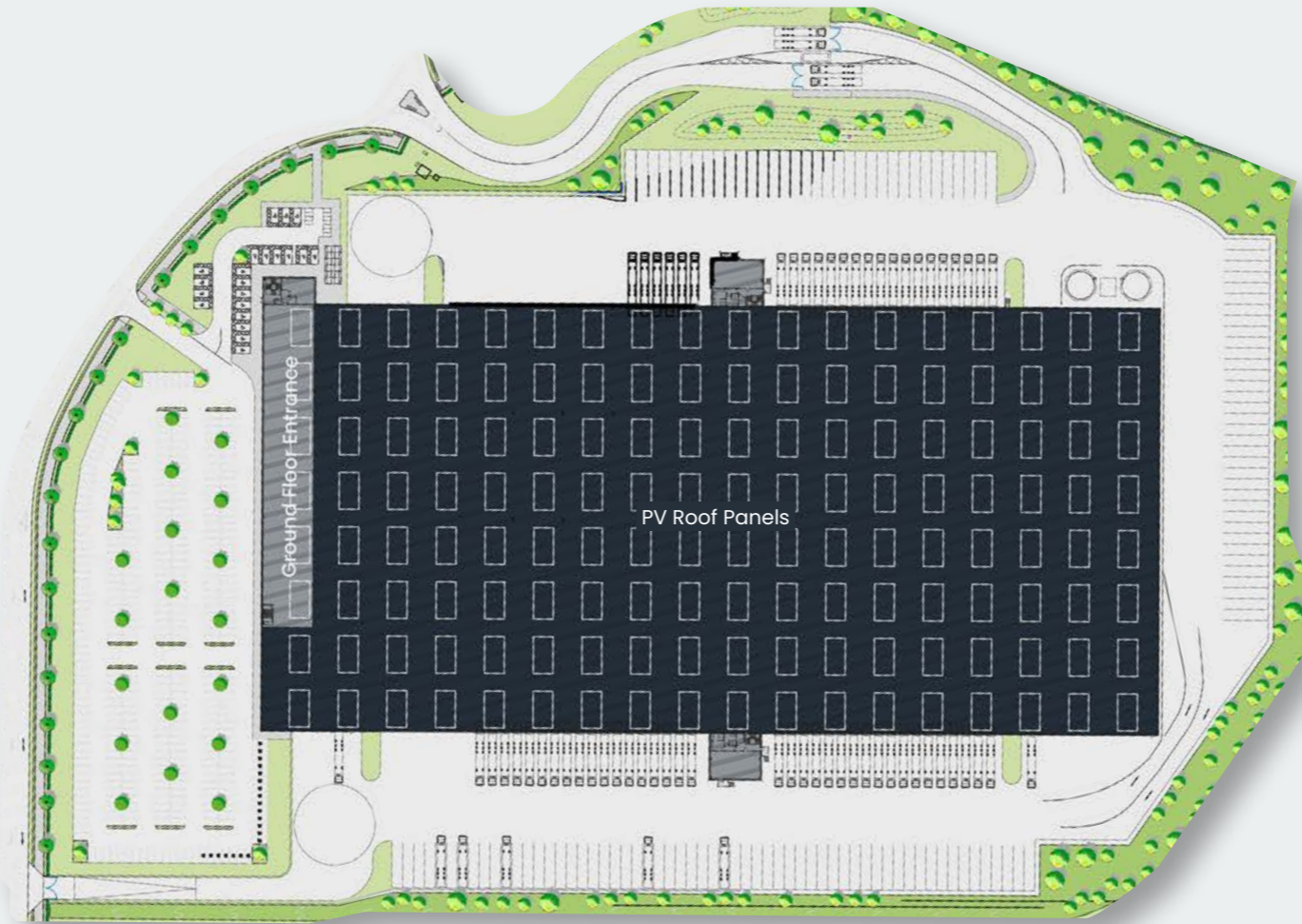
688,287 sq ft
(63,944 sq m)

32.5 acres
13.2 hectares

UNIT
H-688



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



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

22.7 acres
9.2 hectares

UNIT
H-450

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

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

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

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**DETAILED
PLANNING
APPROVED**



**TAKE A
360° TOUR**



350,021 sq ft
(32,518 sq m)

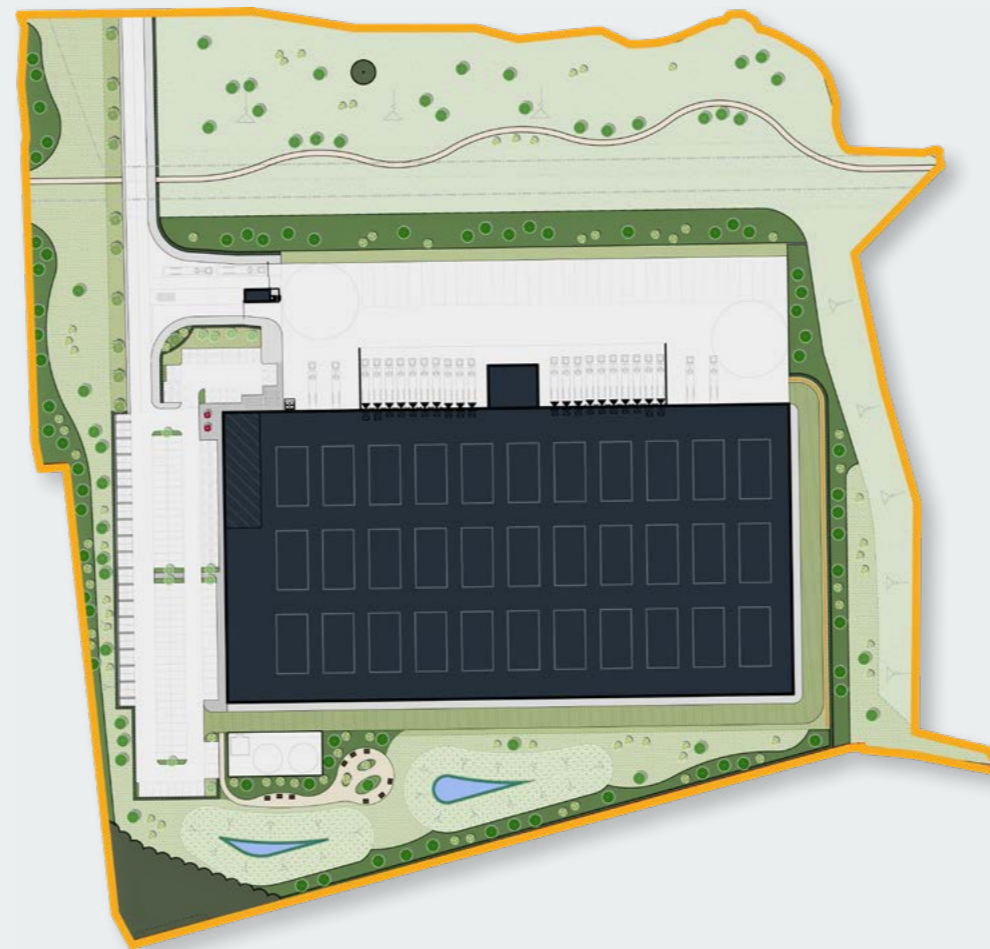
16.0 acres
6.5 hectares

**UNIT
H-350**

	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

Car Spaces	315	17 disabled and 16 electric vehicle charging spaces
Trailer Spaces	75	
Dock Doors	48	
Euro Dock Levellers	8	
Level Access Doors	8	
Cycle Spaces	80	
Motorcycle Spaces	8	
Eaves Height	18m	
Floor Loading	50 kN/sq m	
Yard Depth	50m	
Power Supply	Up to 15MVA	
PV to all roofs	Up to 4 MWp, in addition to power supply	

















215,994 sq ft
(20,067 sq m)

10 acres
4.04 hectares

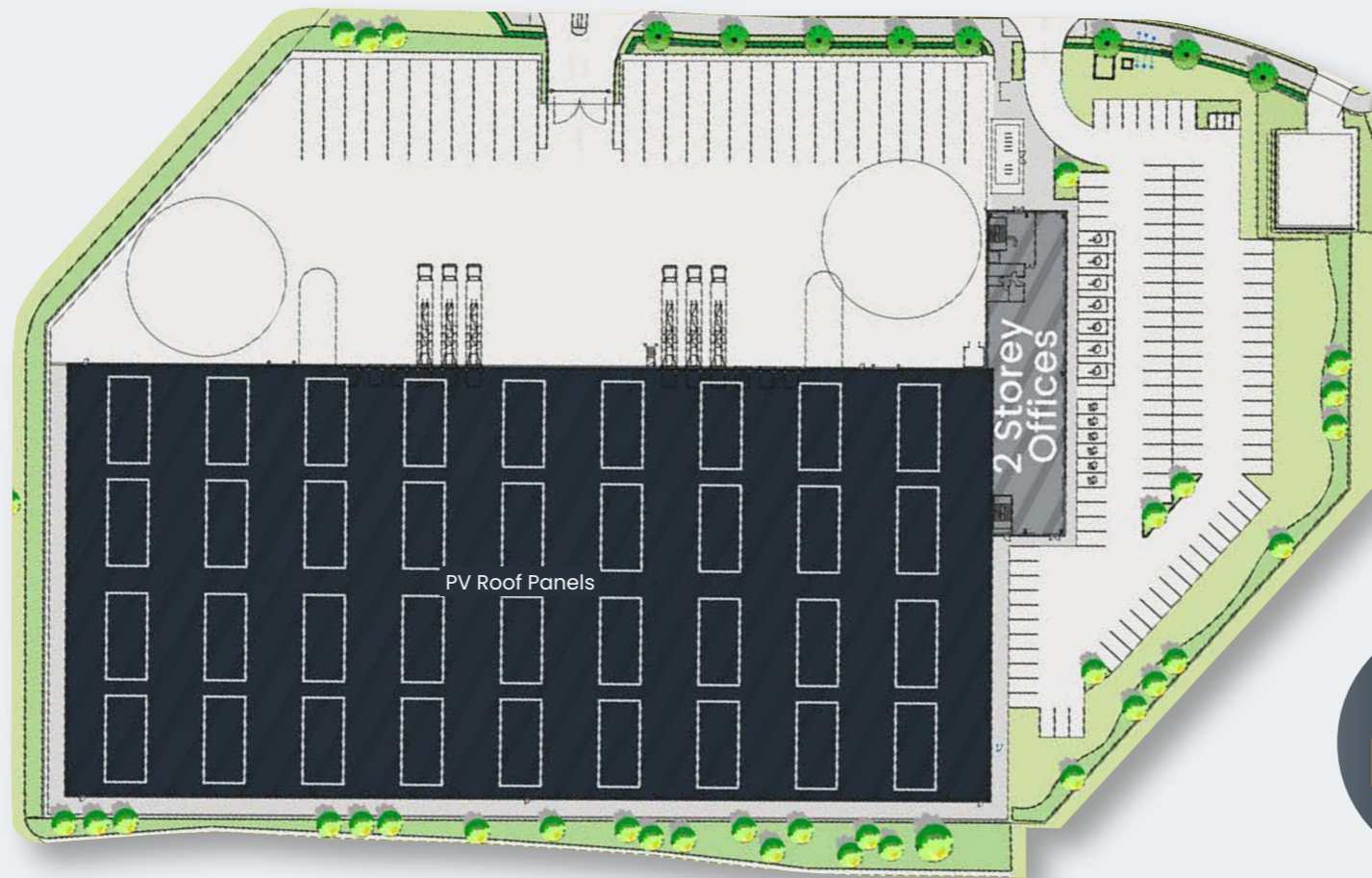
UNIT
H-215

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	Sq ft	Sq m
Warehouse	200,662	18,642
Offices	10,032	932
Hub Offices	5,000	465
Security Gatehouse	300	28
Total	215,994	20,067

	Car Spaces	184 (13 disabled and 14 electric vehicle charging spaces)
	Trailer Spaces	36
	Dock Doors	16
	Euro Dock Levellers	4
	Level Access Doors	4
	Cycle Spaces	30
	Motorcycle Spaces	6
	Eaves Height	15m
	Floor Loading	50 kN/sq m
	Yard Depth	50m
	Power Supply	Up to 2MVA (further power available upon agreement)
	PV to all roofs	Up to 2 MWp (in addition to power supply)

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







126,594 sq ft
(11,761 sq m)

5.6 acres
2.3 hectares

UNIT
H-127

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

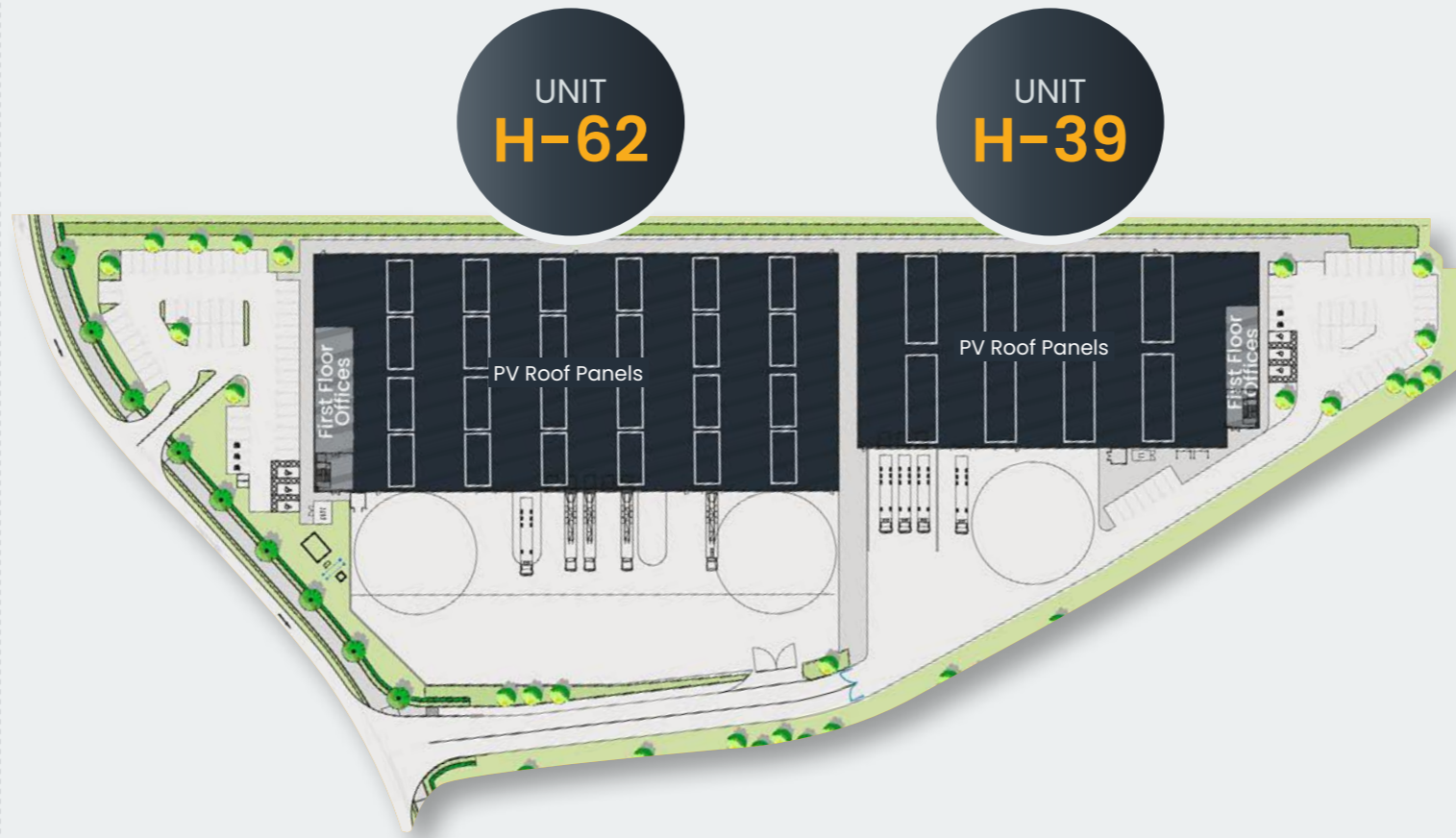
 Car Spaces	118	7 disabled and 6 electric vehicle charging spaces
 Trailer Spaces	28	
 Dock Doors	12	
 Level Access Doors	2	
 Cycle Spaces	14	
 Motorcycle Spaces	4	
 Eaves Height	15m	
 Floor Loading	50 kN/sq m	
 Yard Depth	50m	
 Power Supply	Up to 15MVA	
 PV to all roofs	Up to 1.5 MWp, in addition to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





H-62 61,850 sq ft
 (5,746 sq m)
 3.2 acres / 1.3 hectares

H-39 38,255 sq ft
 (3,554 sq m)
 2.0 acres / 0.8 hectares



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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
Total	5,746	61,850	3,554	38,255

	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	Up to 15MVA	Up to 15MVA
PV to all roofs	Up to 1 MWp, in addition to power supply	Up to 0.5 MWp, in addition to power supply

Northern Gateway Phase 2

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NORTHERN GATEWAY PHASE 2



Northern Gateway Phase 2 provides an additional 11,500,000 sq ft of allocated employment space for potential occupiers across a 1,250-acre masterplan. With the delivery of a new link road, the site occupies a strategic location adjacent to the M60, M66 and M62.

About Russells



Russells is a Manchester-based property and construction business comprising Russell WBHO, Russell Homes and Russell Land, Development & Property (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 and on 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.

www.russell-ldp.co.uk



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Supported by Rochdale Development Agency



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Deliverability

HPARK can provide up to 2,104,550 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. May 2026. Designed and produced by Creativeworld. T: 01282 858200. *Illustrative Masterplan and supporting information subject to change.

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+44 (0)161 455 7666
www.cbre.co.uk

paul.j.cook@cbre.com
+44 7793 119 221

Colliers
0161 831 3300
colliers.com/uk/industrial

andrew.pexton@colliers.com
+44 7831 820 694

Carter Jonas
0113 242 5155
carterjonas.co.uk/commercial

rich.harris@carterjonas.co.uk
07808 290 894

