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

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The Destination for Distribution

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

- Destination
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- Location
- Demographics
- The Site
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- Sustainability
- Wellbeing
- Wider Vision
- Masterplan
- H-688
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Illustrative development layout.

HPARK is a strategic 120-acre site providing up to 2,104,550 sq ft of B2/B8 accommodation.*

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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

2,104,550 sq ft
of distribution and manufacturing space

Flexible
leasehold opportunities

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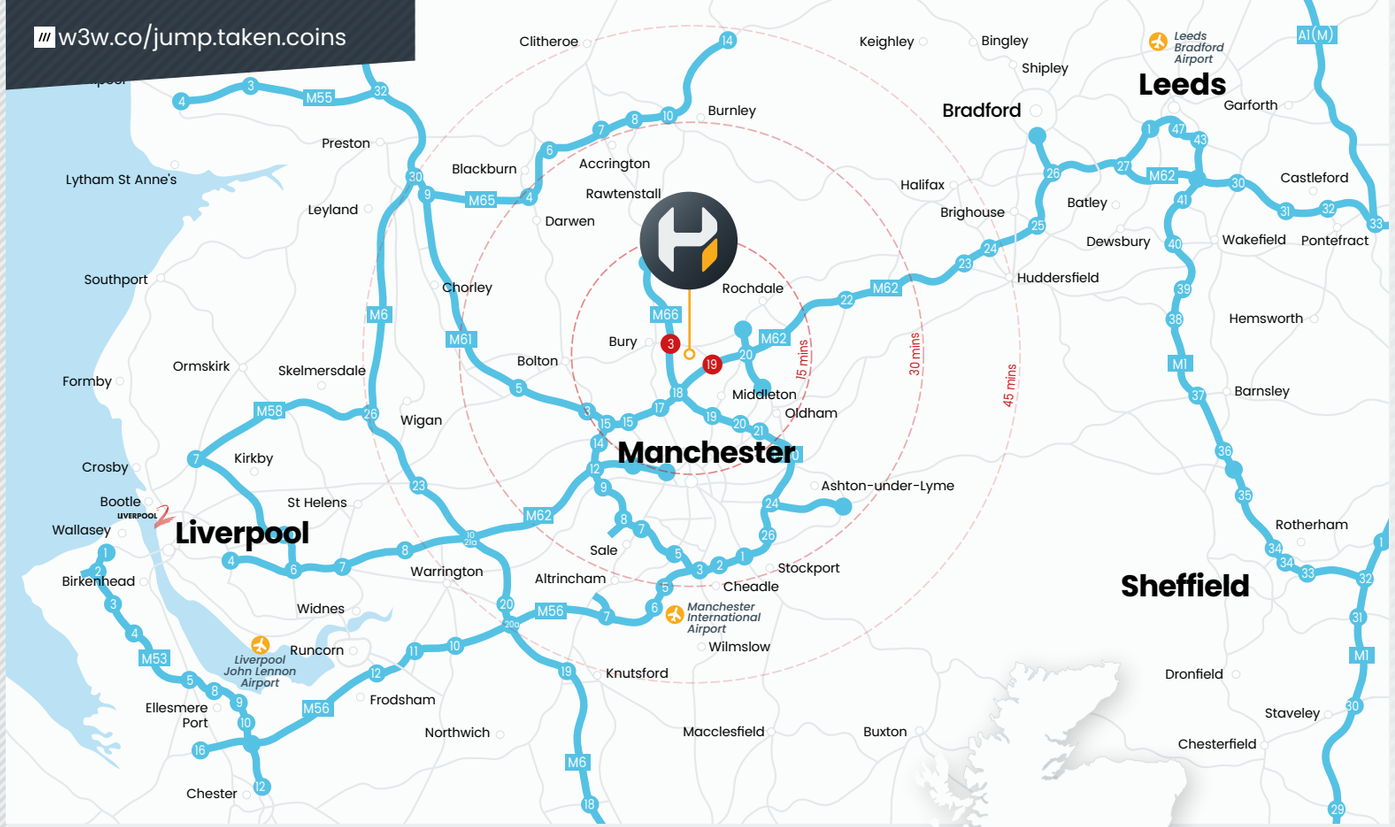

Prime Location

This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network.

HPARK is situated 1.5miles 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.

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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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 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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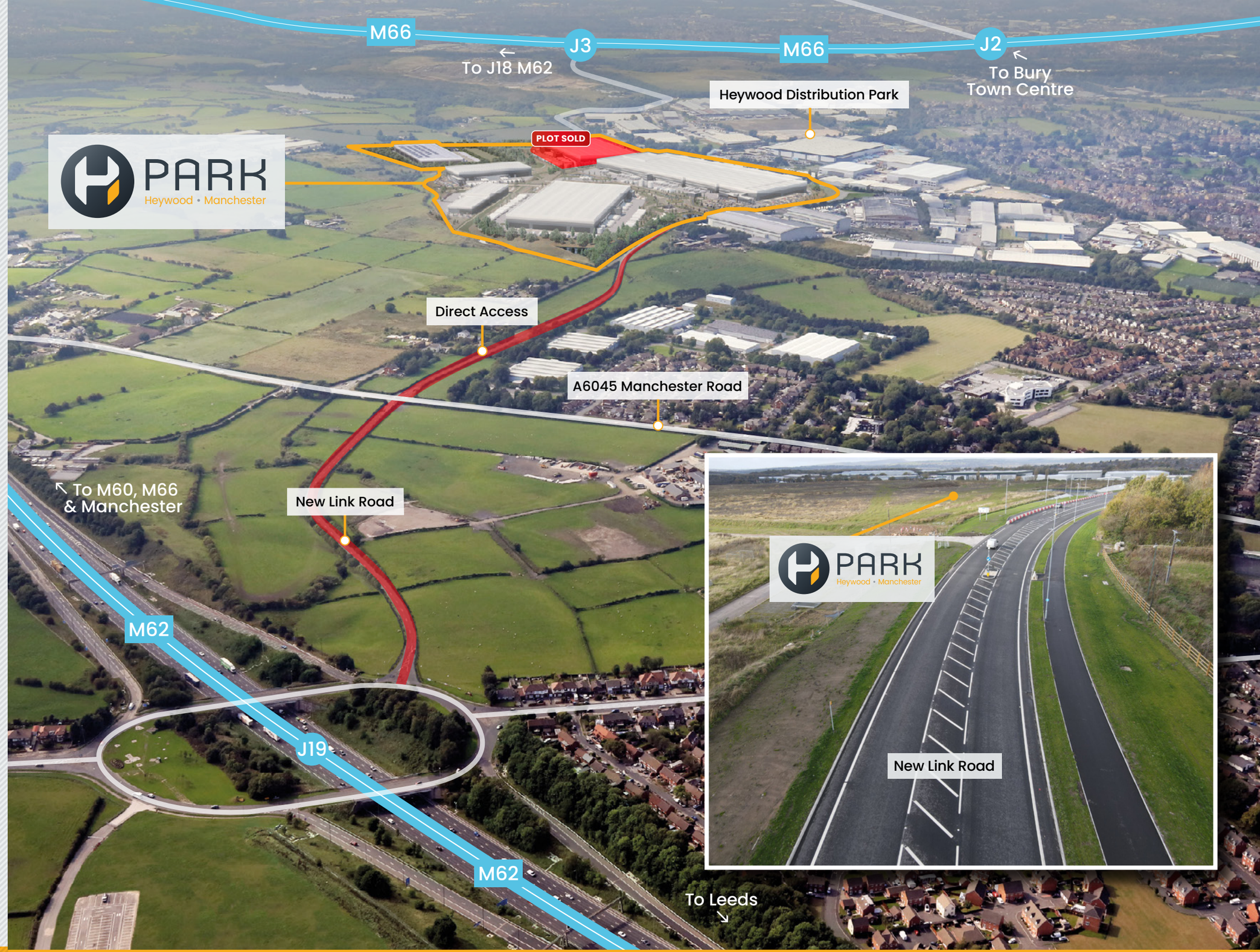

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Enhanced Specification, Always as Standard

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

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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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Designed with Wellbeing in Mind

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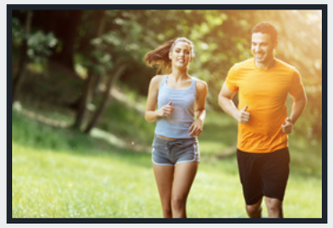
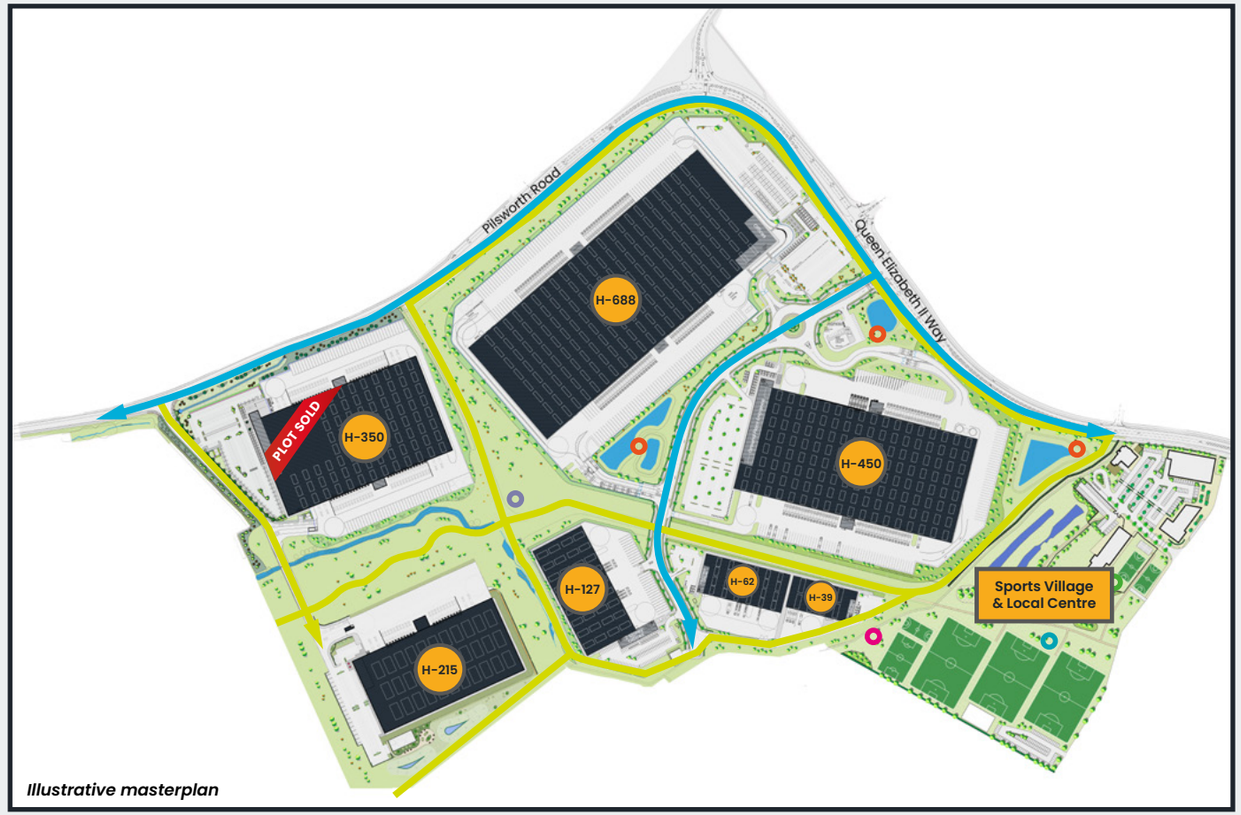


3km and 5km running/ walking routes

Extensive new cycle routes

Outdoor Gym



Illustrative masterplan

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

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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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Proposed Masterplan

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Please enjoy a virtual tour of our site.

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TAKE A 360° TOUR

*

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

32.5 acres
13.2 hectares

UNIT
H-688

	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

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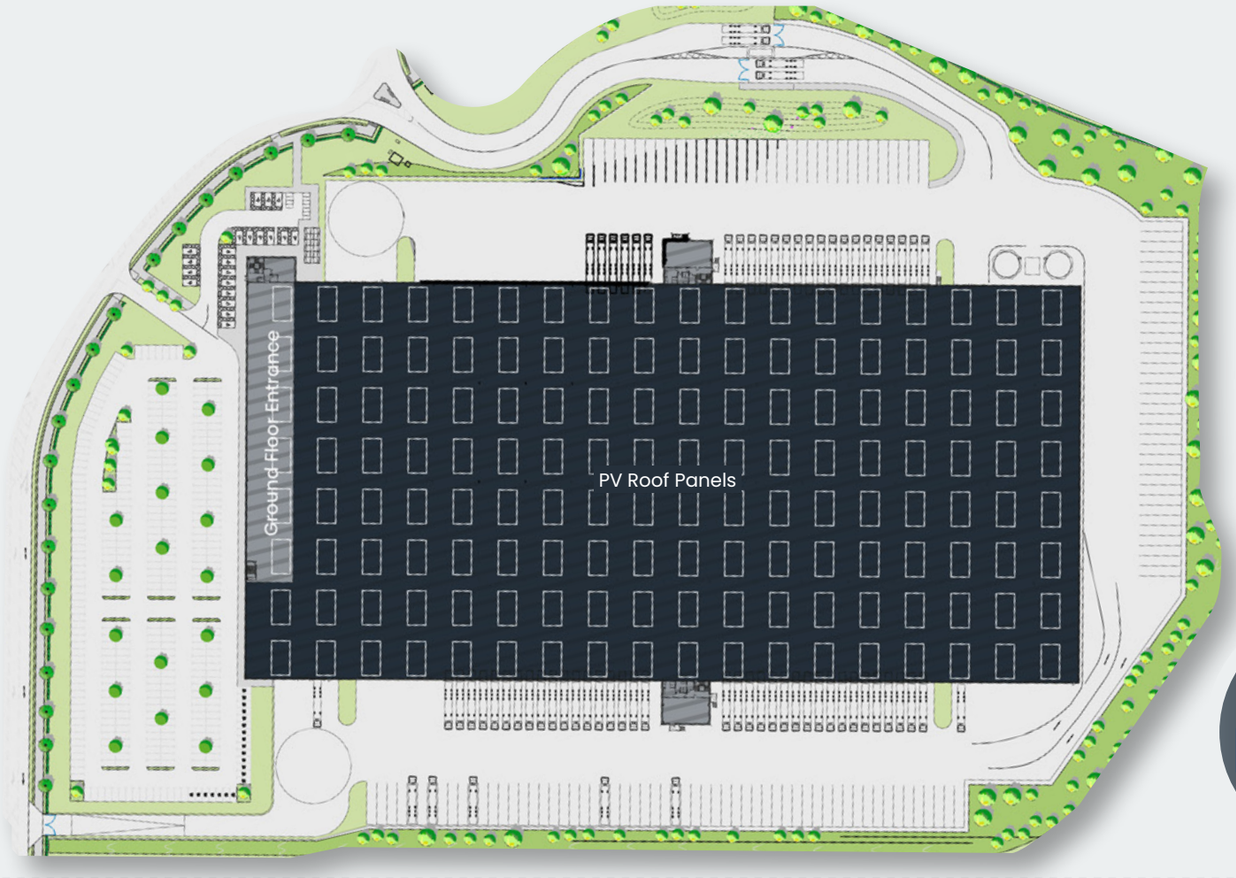

UNIT
H-450

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

22.7 acres
9.2 hectares

	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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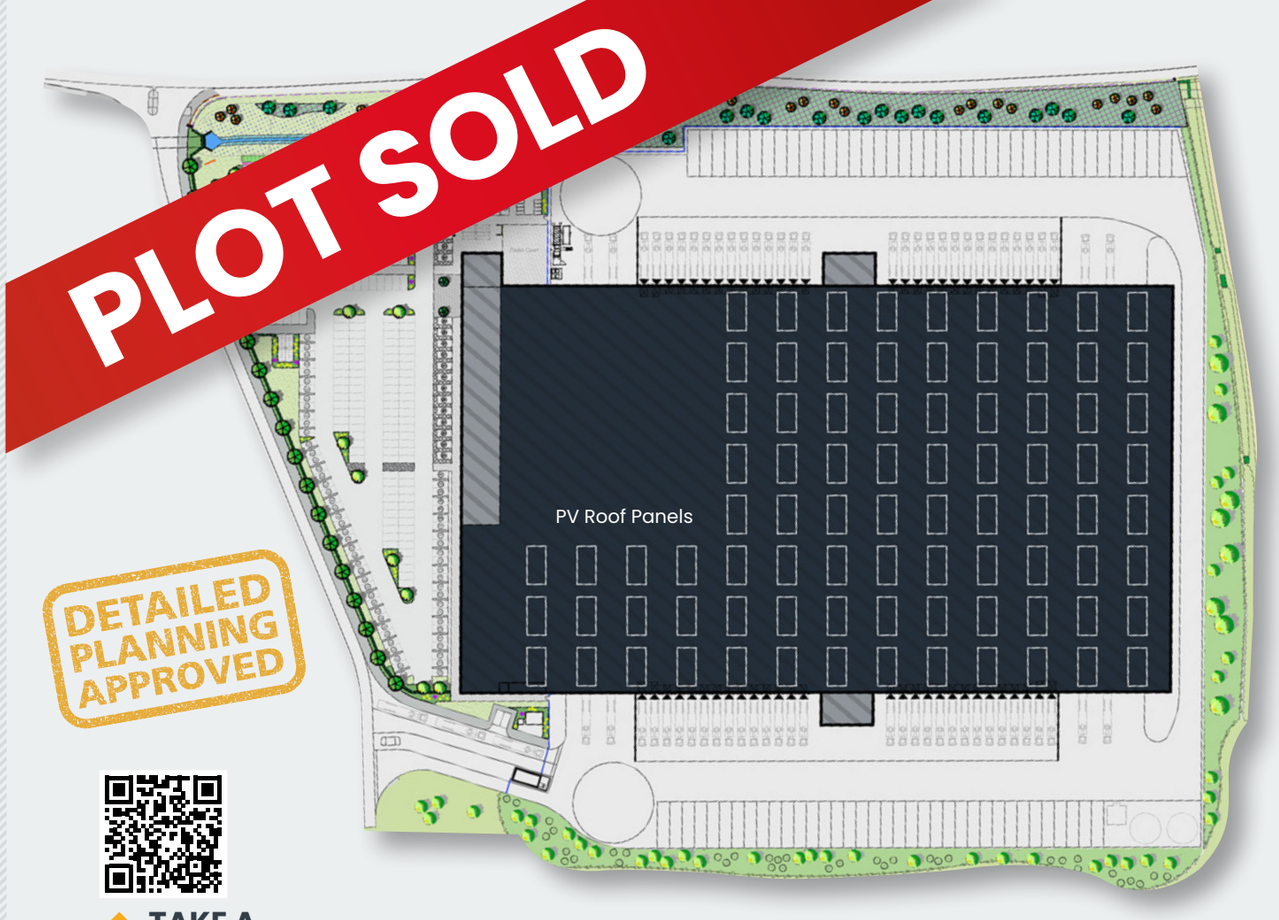

TAKE A 360° TOUR

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

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

10 acres
4.04 hectares

UNIT
H-215

	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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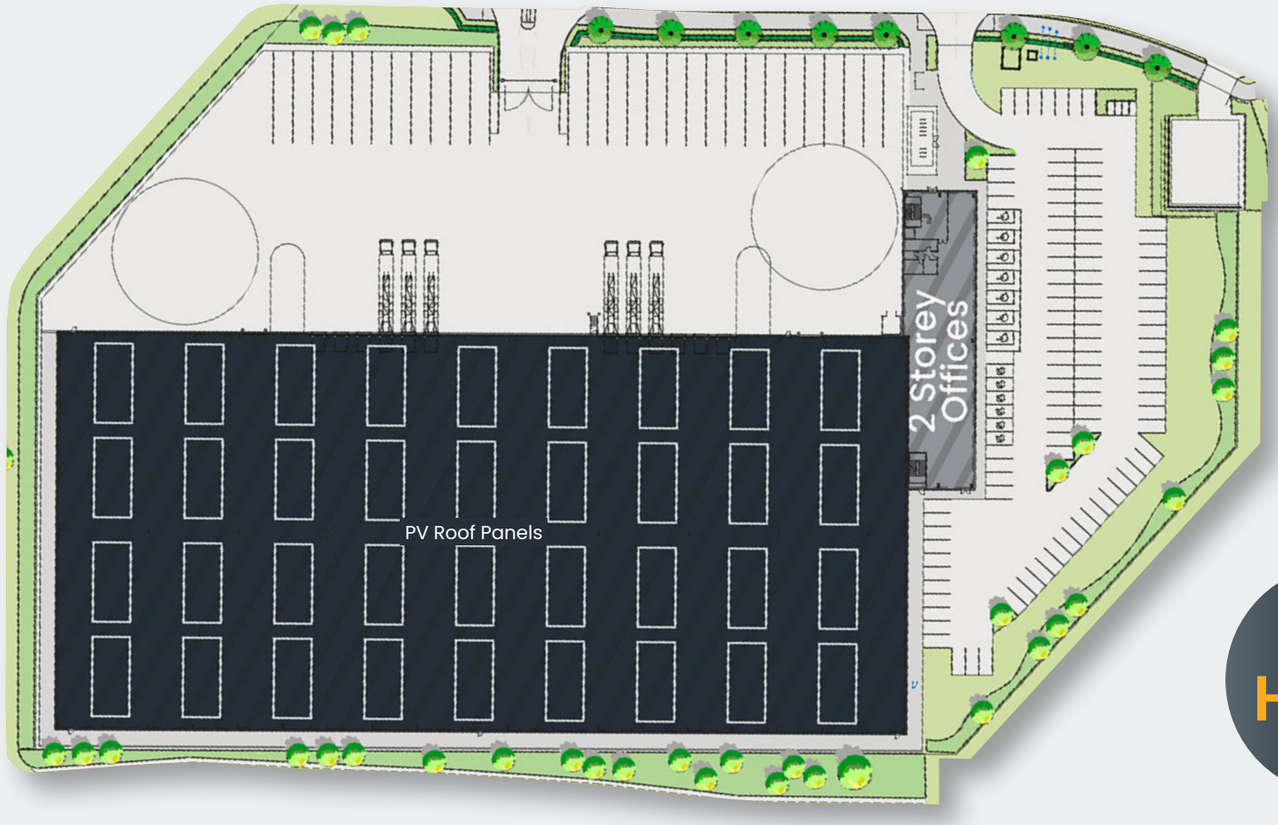

126,594 sq ft
(11,761 sq m)

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**

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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

*

	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 3 disabled and 3 electric vehicle charging spaces	39 3 disabled and 3 electric vehicle charging spaces
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

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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.

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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

Russells

BREEAM®

INVESTORS IN PEOPLE®
We invest in people Platinum

CLIENT PARTNER
CONSIDERATE CONSTRUCTORS SCHEME

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Supported by **Rochdale** Development Agency

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.

CBRE
+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

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