

TO LET

H-688

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



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

Illustrative development layout.

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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



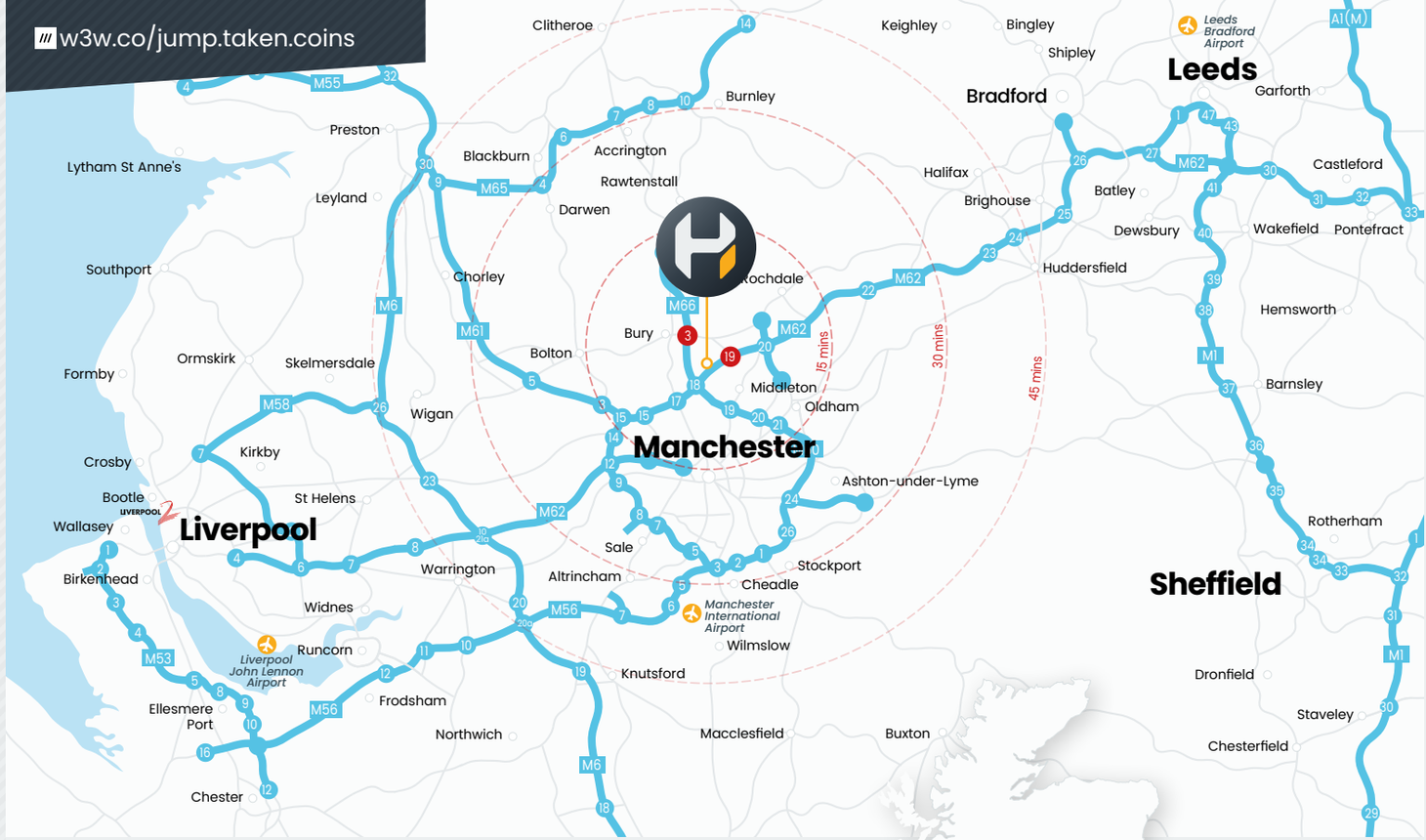
688,287 sq ft
of distribution and
manufacturing space



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 1.5miles 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.



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 29,800 (Census 2022)

Rochdale Population
Over 223,800 (Census 2021)

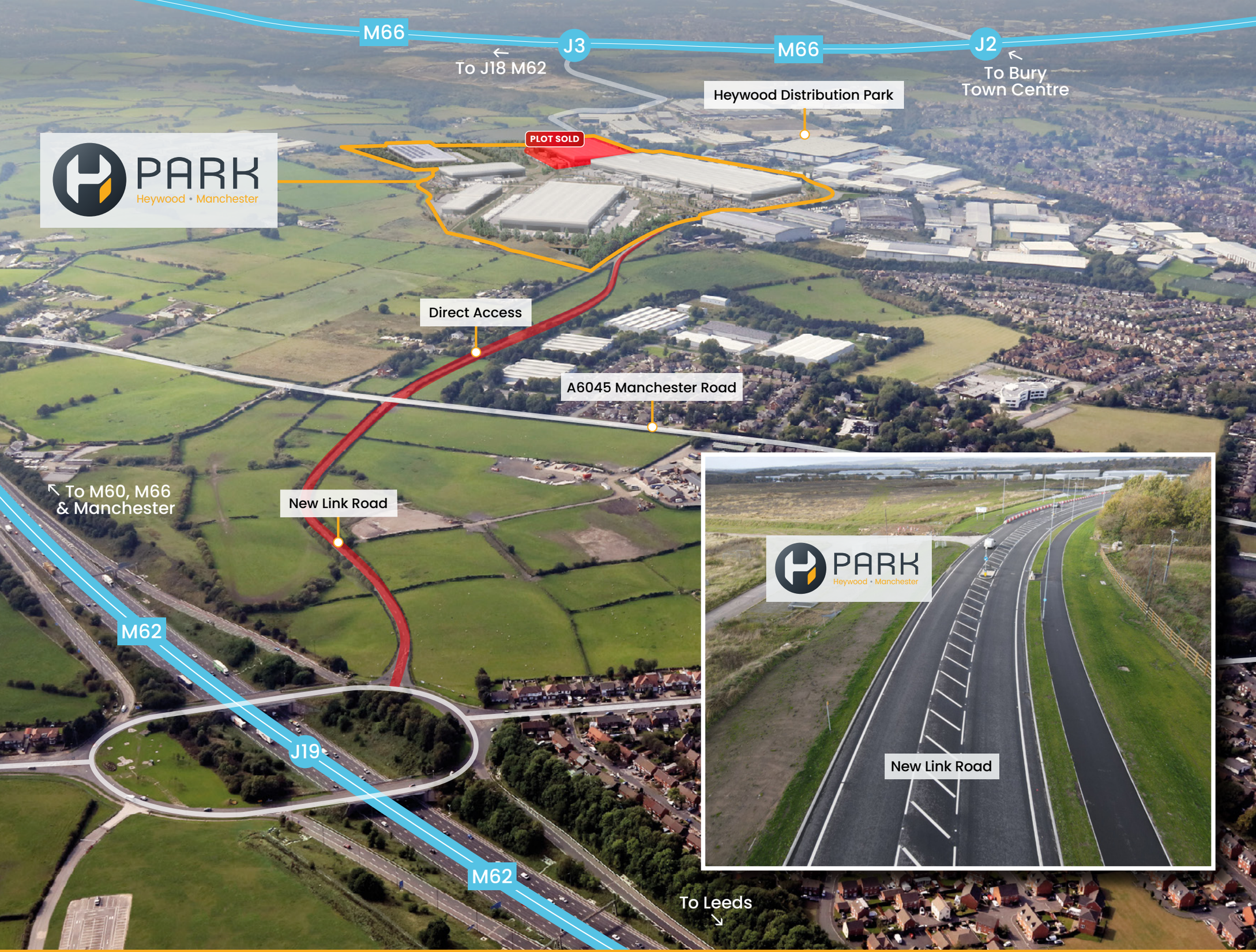
North West Population
Over 7,700,000 (Nomis 2021)

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)


M66
J3
M66
J2
To J18 M62
To Bury Town Centre
Heywood Distribution Park
PLOT SOLD
PARK
Heywood • Manchester
Direct Access
A6045 Manchester Road
To M60, M66 & Manchester
New Link Road
M62
J19
M62
To Leeds
PARK
Heywood • Manchester
New Link Road

Enhanced Specification, Always as Standard



16
Motorcycle spaces



86
Dock doors



18m
Eaves height



603
Car spaces



Power up to 15MVA
available



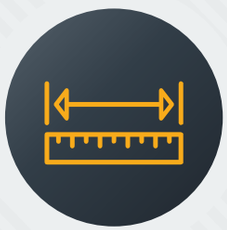
PV to all roofs
(up to 7.5 MWp, in addition to power supply)



120
Cycle spaces



50 kN/sq m
Floor loading



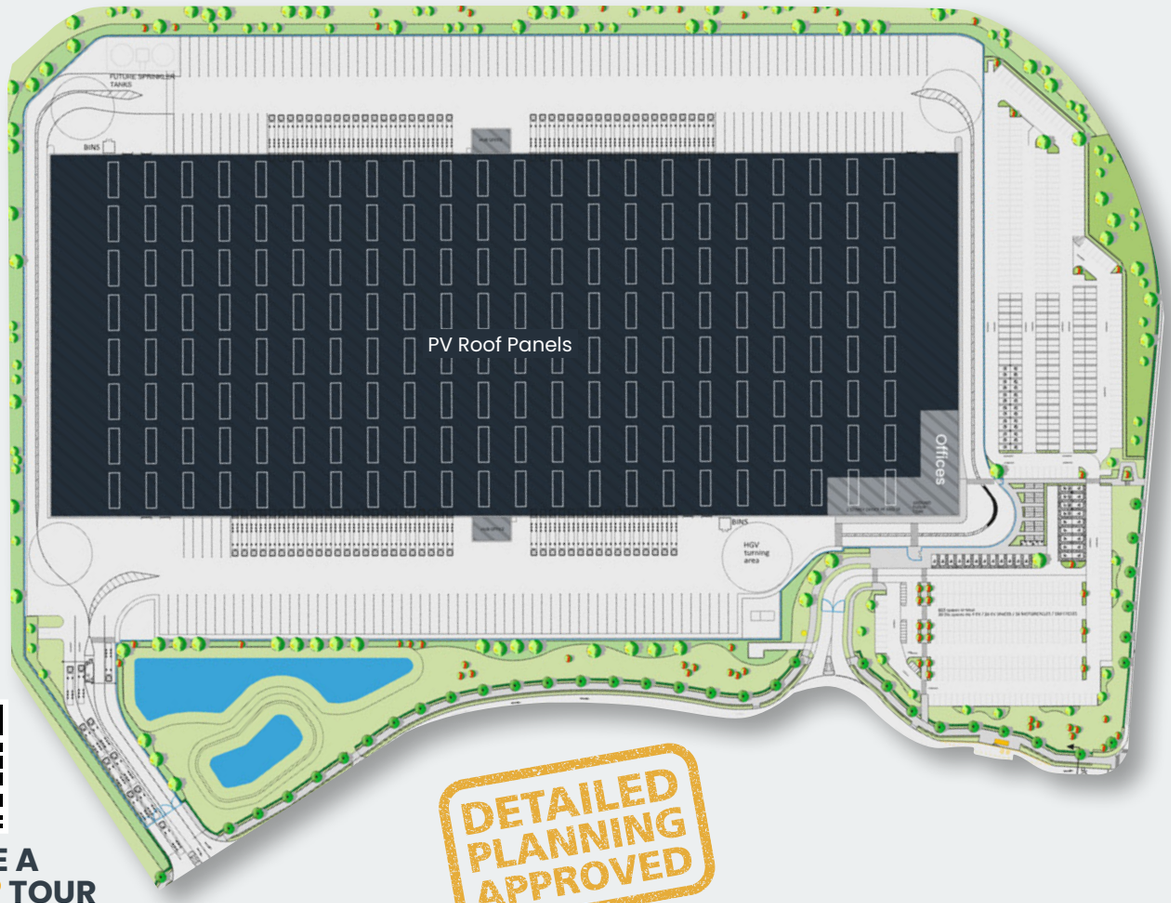
50m
North & south yard depth



177
Trailer spaces



12
Level access doors



TAKE A 360° TOUR

DETAILED PLANNING APPROVED



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

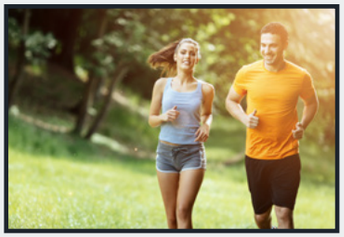
32.5 acres
13.2 hectares

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

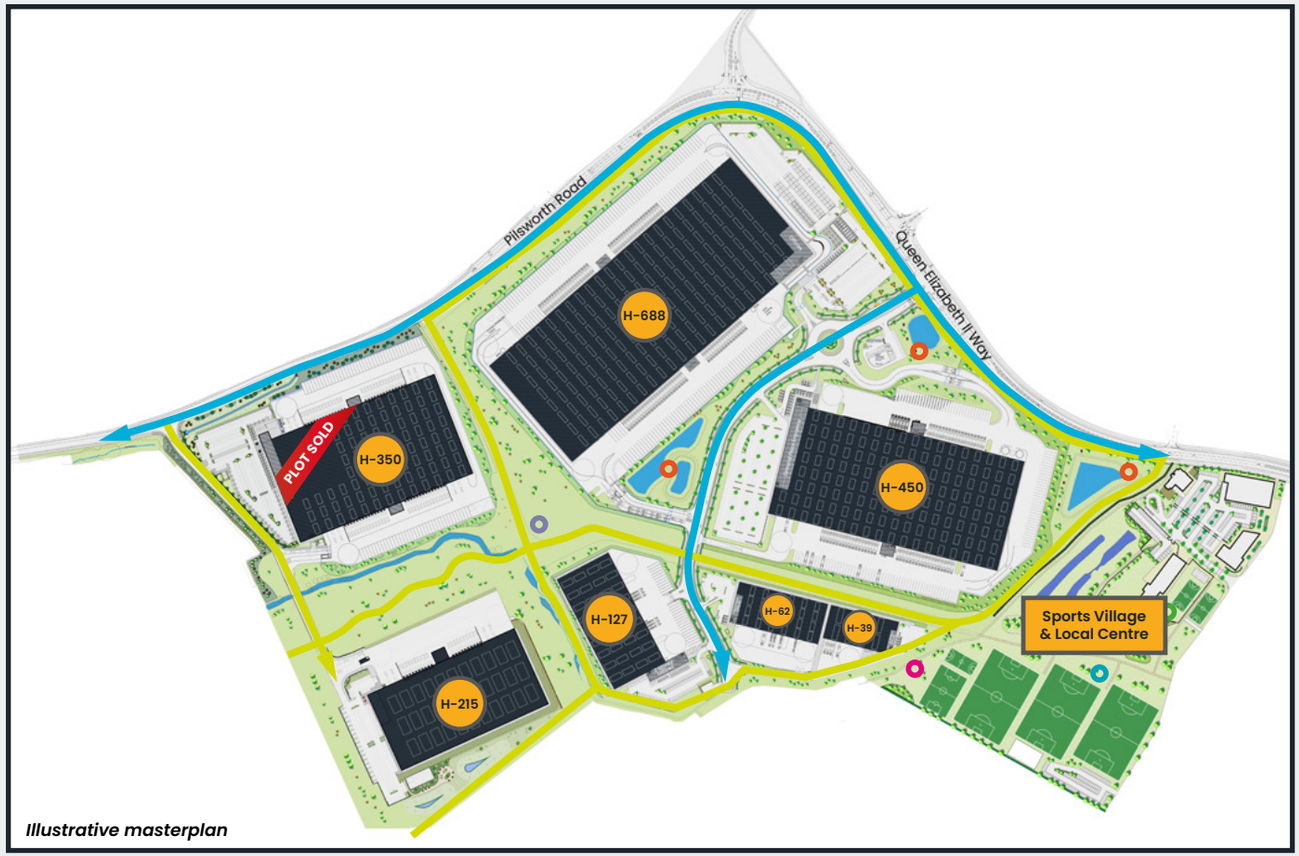
Designed with Wellbeing in Mind



3km and 5km running/ walking routes



Extensive new cycle routes



Illustrative masterplan



New areas of attractive natural habitat and formal landscaping



Rest, relaxation and picnic areas



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



Direct access to new neighbouring sports pitches

Sustainably Built Without Compromise



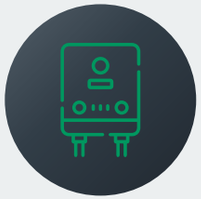
BREEAM UK new construction 2018 (shell & core) - Excellent



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



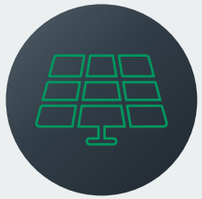
EPC A rating



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

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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HPARK
Heywood • OL10 2TP

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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.

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