

**DETAILED
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

H-688



Eddie Stobart

Argos



Lineage

HPARK is a strategic 120-acre site providing up to 1,888,556 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



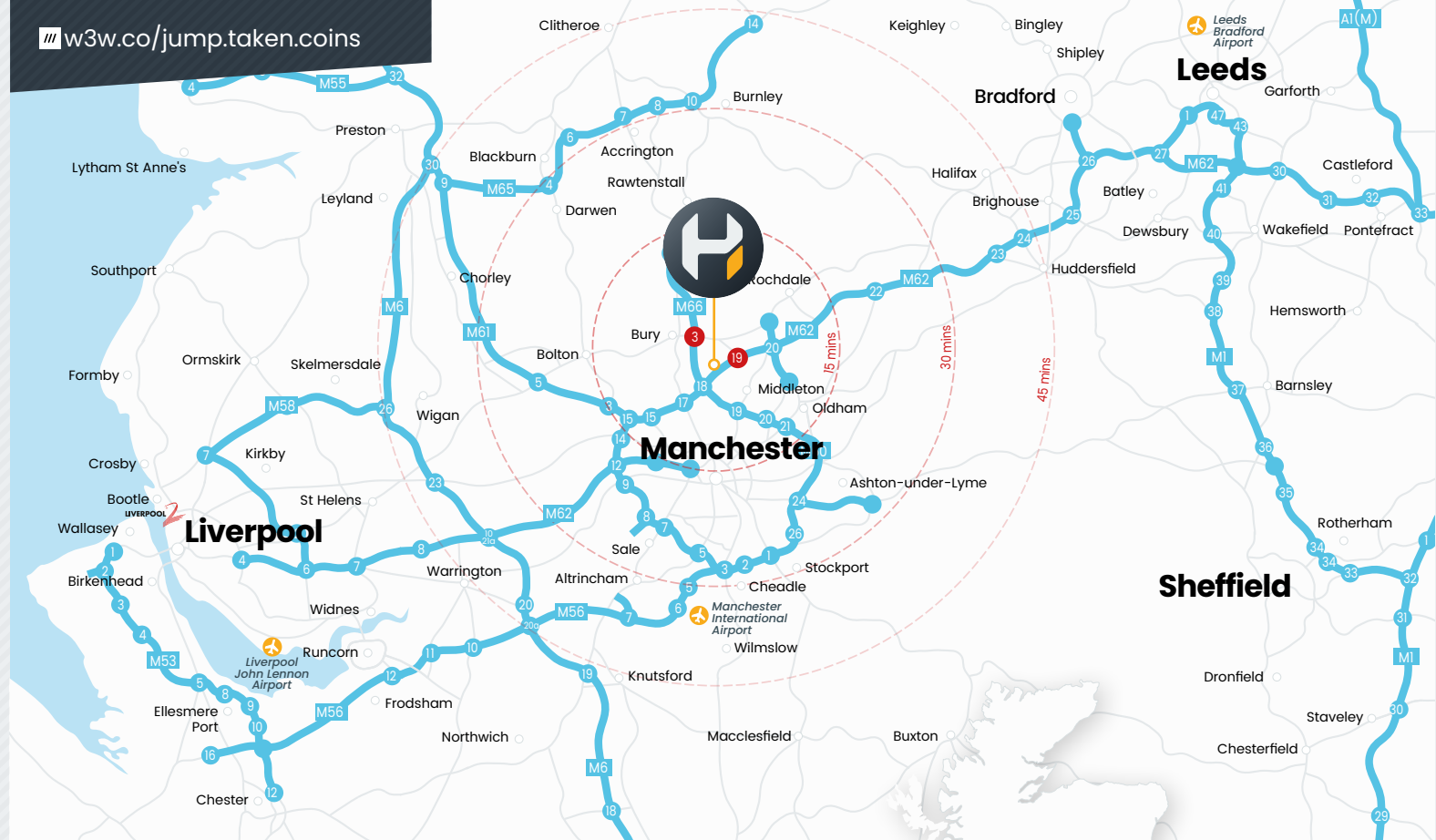
688,287 sq ft
of distribution and
manufacturing space



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 1.5 miles from junction 19 of the M62 via a purpose-built link road.



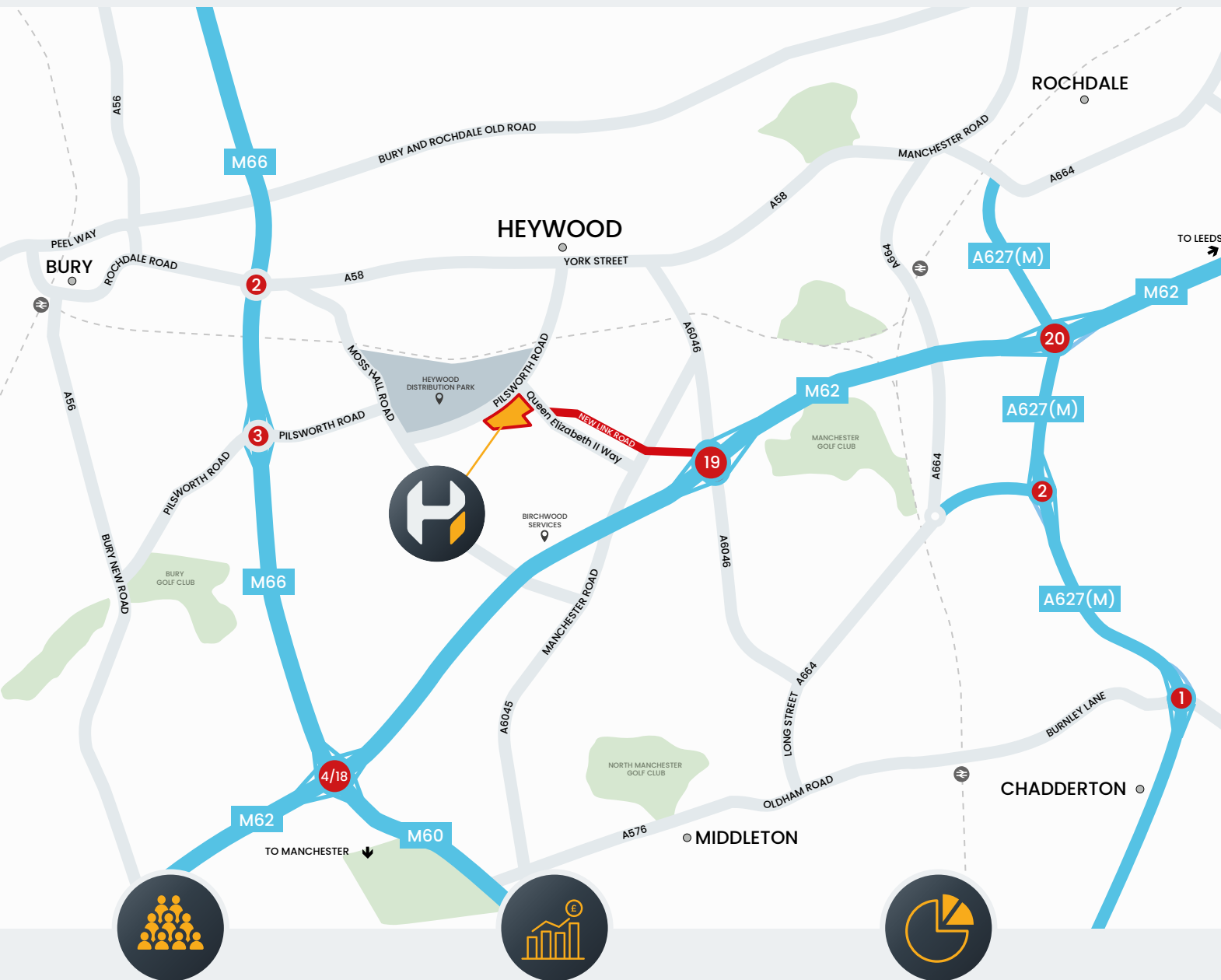
Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.



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)



Power up to 15MVA
available



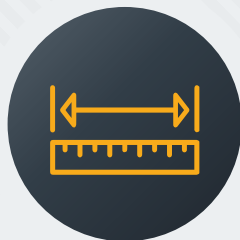
PV to all roofs
(up to 7.5 MWp, in addition
to power supply)



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

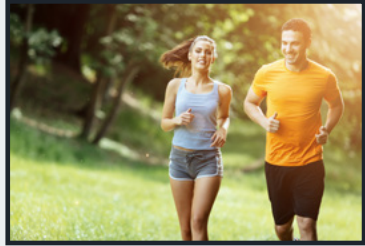
Up to 15MVA



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



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

Sustainably Built **Without Compromise**



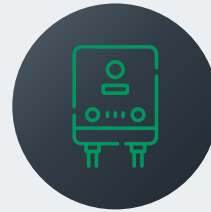
BREEAM UK
new
construction
2018 (shell
& core) -
Excellent



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



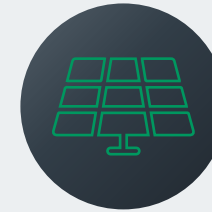
EPC A
rating



Energy Efficient
air source
heat pumps
for heating
and comfort
cooling



Net Gain
in ecological
habitat



Photovoltaic (PV)
ready to
maximum of
roof area



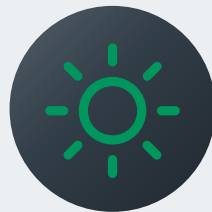
EV Charging
fast charge
electric chargers
to 5% car spaces,
plus 20% passive



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 the group's recently launched land, development and property division, Russell LDP.

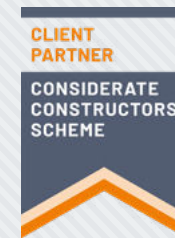


Russell LDP is a turnkey developer and land promoter, bringing forward large scale developments across the UK, from concept through to completion.



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.

www.russell-ldp.co.uk



hparkheywood.co.uk



HPARK

Heywood • OL10 2TP

/// 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. Dec 2024. Designed and produced by Creativeworld. T: 01282 858200. *Illustrative Masterplan and supporting information subject to change.

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