

**PLANNING  
APPROVED**



**PARK**  
Heywood • Manchester



**TO LET**

**H-350**

Design & Build  
Manufacturing/Distribution  
**350,021 sq ft of space**  
(32,518 sq m)

A development by



**HEYWOOD • OL10 2TP**

[hparkheywood.co.uk](http://hparkheywood.co.uk)

# The Destination for Distribution

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

**H-350**



**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



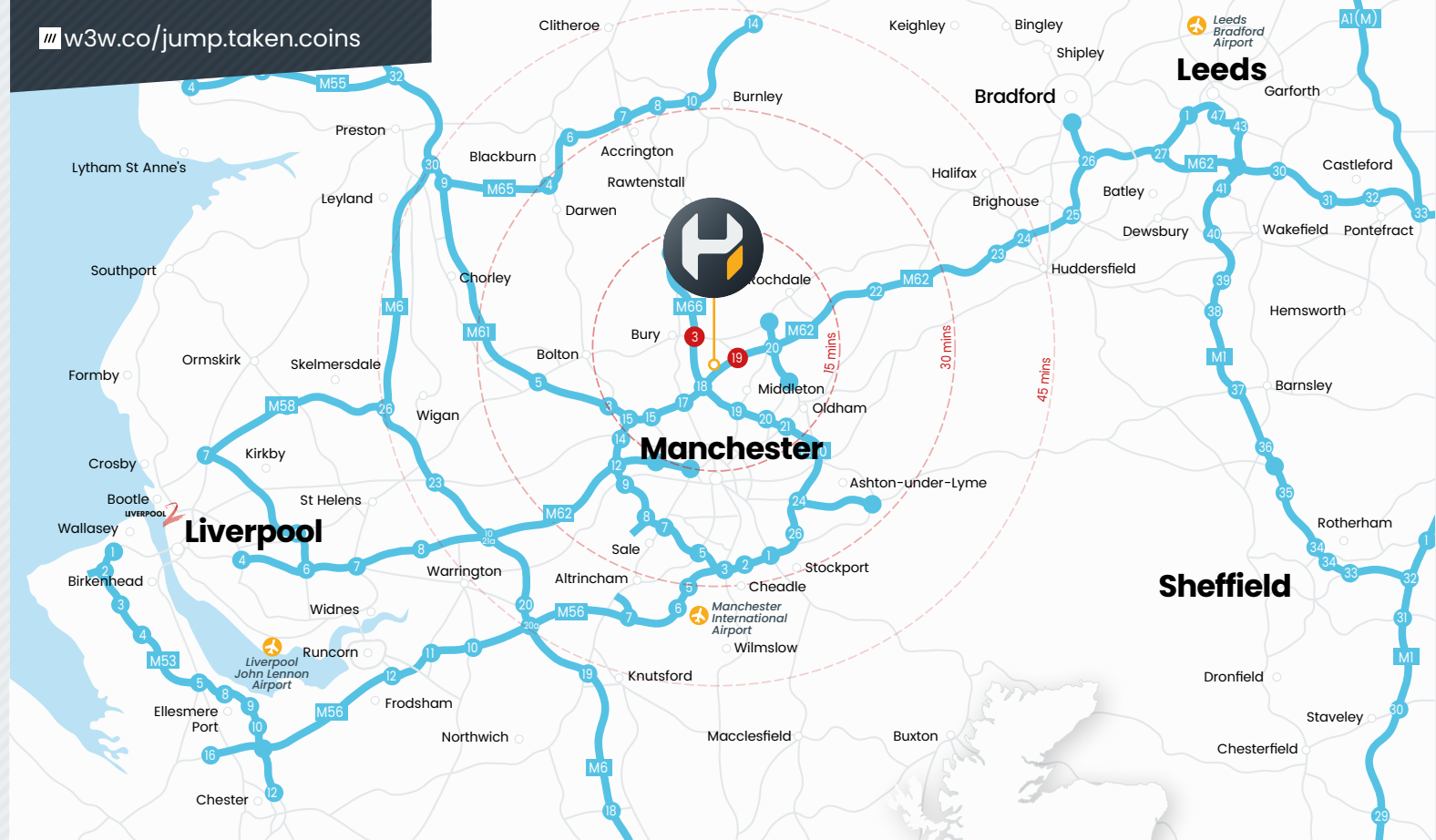
**350,021 sq ft**  
of distribution space



**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.



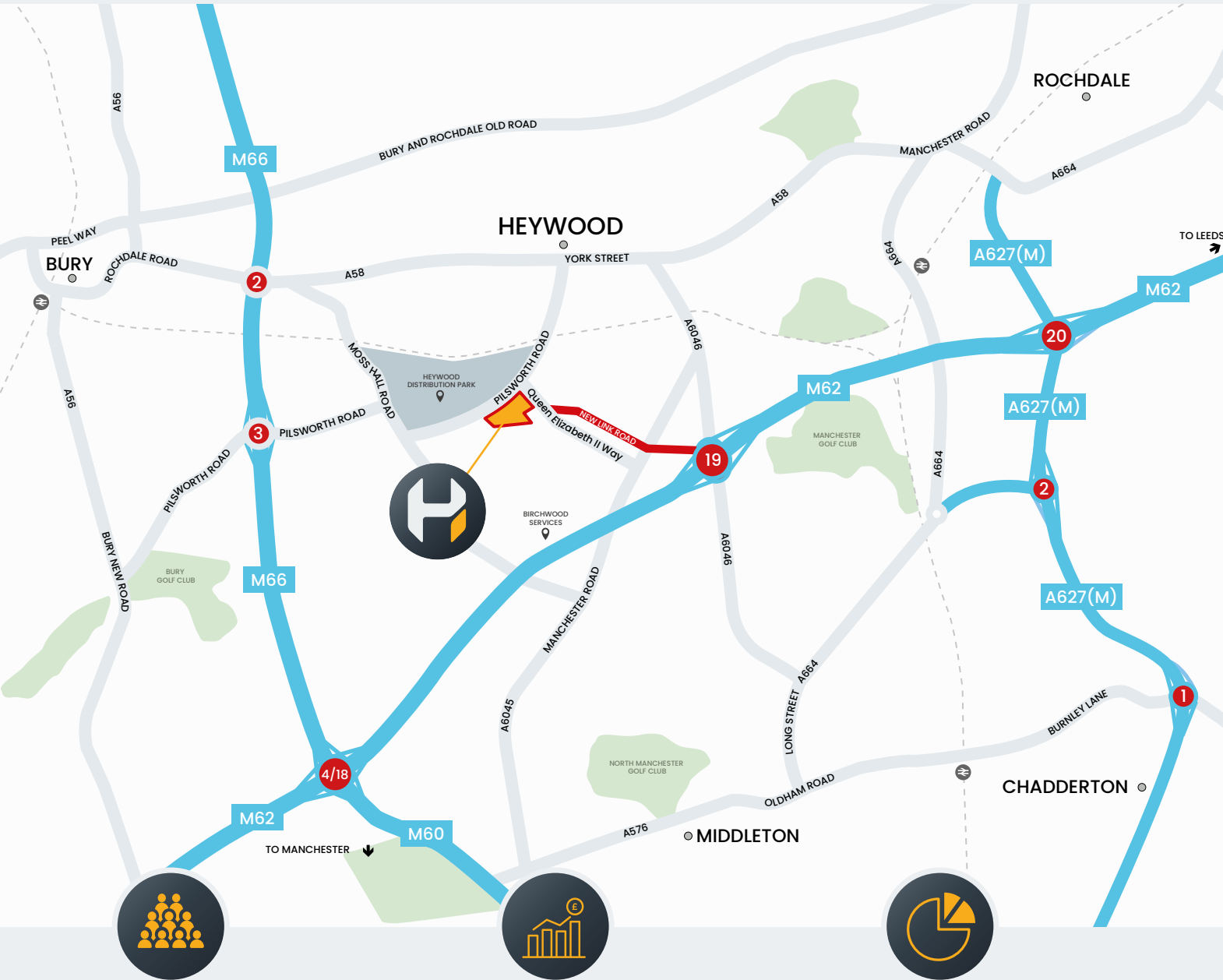
Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.



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*



**8**  
Motorcycle spaces



**56**  
Dock doors



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



**315**  
Car spaces



**Power up to 15MVA**  
available



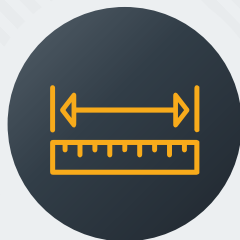
**PV to all roofs**  
(up to 4 MWp, in addition to power supply)



**80**  
Cycle spaces



**50 kN/sq m**  
Floor loading



**50m**  
North & south  
yard depth



**75**  
Trailer spaces



**8**  
Level access doors



▲ 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
<b>Total</b>	<b>32,518</b>	<b>350,021</b>



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**

# 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

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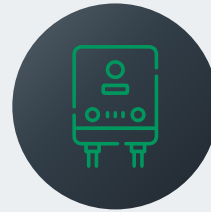
**Ecosystem  
Enrichment**  
with native planting  
scheme, bird boxes  
and hedgehog boxes

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**EPC A**  
rating

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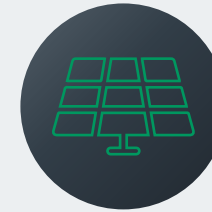
**Energy Efficient**  
air source  
heat pumps  
for heating  
and comfort  
cooling

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**Net Gain**  
in ecological  
habitat

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**Photovoltaic (PV)**  
ready to  
maximum of  
roof area

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

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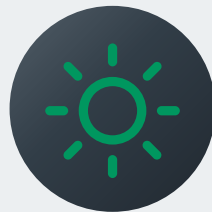
**Energy Saving**  
intelligent PIR  
lighting

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**Rainwater  
Harvesting**  
for non-potable  
use

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**Natural Light**  
via 15%  
roof light  
installation

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**Responsible**  
local and  
sustainable  
procurement of  
materials

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**Water Leak**  
detection  
system

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**Intelligent**  
building  
management  
system

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# 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.

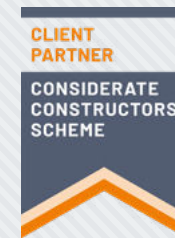


Russell LDP is a turnkey developer and land promoter, bringing forward large scale developments across the UK, from concept through to completion.



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](http://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.

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