

**PLANNING
APPROVED**

A development by


Russells



HPARK

Heywood • Manchester

**DATA CENTRE
OPPORTUNITIES**

HARNESS THE POWER OF HPARK

Turnkey Development Opportunities

HEYWOOD • OL10 2TP

hparkheywood.co.uk/data-centres










Why HPARK?

HPARK is located in Greater Manchester, which is the most viable secondary data centre and technology hub outside of London, The city is innovative and dynamic and has the support of local and national government.

Greater Manchester ticks all the boxes to drive data centre growth:

-  Growing economy
-  Resilient infrastructure
-  Leading talent
-  Emerging tech industry
-  Sustainable vision

-  Make The Move
-  Manchester
-  The Global Platform
-  Indicative Masterplan
-  Strategic Arrangement
-  Resilient Power
-  Renewable Power Sources
-  Worldwide Connections
-  Regional Connections
-  Sustainability
-  Strategically Placed
-  Location
-  About Russells
-  Contact



Resilient Grid Power

HPARK is located in the centre of three DNO 275/132kV Grid Supply Points (GSPs), providing excellent resilience and diversity. Resilient demands of up to 1,000MVA at 132kV are available to be secured through a DNO or IDNO agreement.

An initial 32MVA 33/11kV Primary Substation is planned to be powered on in mid-2026, and is located next to HPARK - providing an initial tranche of power to enable the first data centre buildings to come online.



Diverse Fibre Connections

HPARK is well placed to connect to numerous established public and private fibre networks which offer dark fibre, wavelength and ethernet services, providing connectivity to Manchester metro services, and long haul networks to Dublin, London, Europe and rest of the World.

With a 1.5km perimeter boundary connecting onto the adopted Link Road, HPARK has the potential to enable multiple entry points, to provide diverse fibre routing.



Planning in Place

HPARK has an outline planning approval for up to 1,888,556 sq ft (175,452 sq m) of B8 employment space.

The Local Authority actively supports a data centre use at HPARK, and have confirmed the existing B8 outline approval is acceptable to cover this end use.

Building heights up to 23m are approved, enabling data halls to be stacked to improve the efficiency of the site. Increased heights beyond 23m can be achieved if required.

HPARK Data Centre Campus Key Stats



CAMPUS CAPACITY

100+MW

HYPERSCALE, CLOUD COMPUTE, SUPERCOMPUTER OR ARTIFICIAL INTELLIGENCE (AI) CAMPUS



CAMPUS SIZE

100 NET ACRES



FLOOR SPACE, UP TO

1,888,556 SQ FT

Manchester The People & The Place

- ➔ Make The Move
- ➔ Manchester
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Manchester

The Global Platform



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**The Top UK
Must-Visit
Destination
for 2023**
(Lonely Planet, 2023)



**Europe's
2nd Most
Creative City**
(Centre Stage
Report, 2019)



**Best UK City
to live every
year since 2011**
(Economist's Global
Liveability Index)



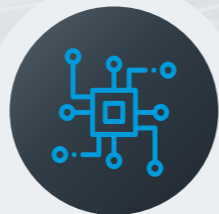
**13th Best City
in the World
Ahead of London,
New York, Tokyo and
San Francisco**
(Time Out 2022)



**UK's Most
Entrepreneurial City**
(Business Cloud, 2021)



**Fastest Growing
Tech City in Europe**
(Tech Nation, 2019)



**UK's Top Digital
Technology City**
(The Data City 2020)



**Ranked the Best
City in Europe for
Business Friendliness**
(FT 2020)



**99.995% power
reliability, the best
of all 14 national
distributors**
(ENWL, 2023)

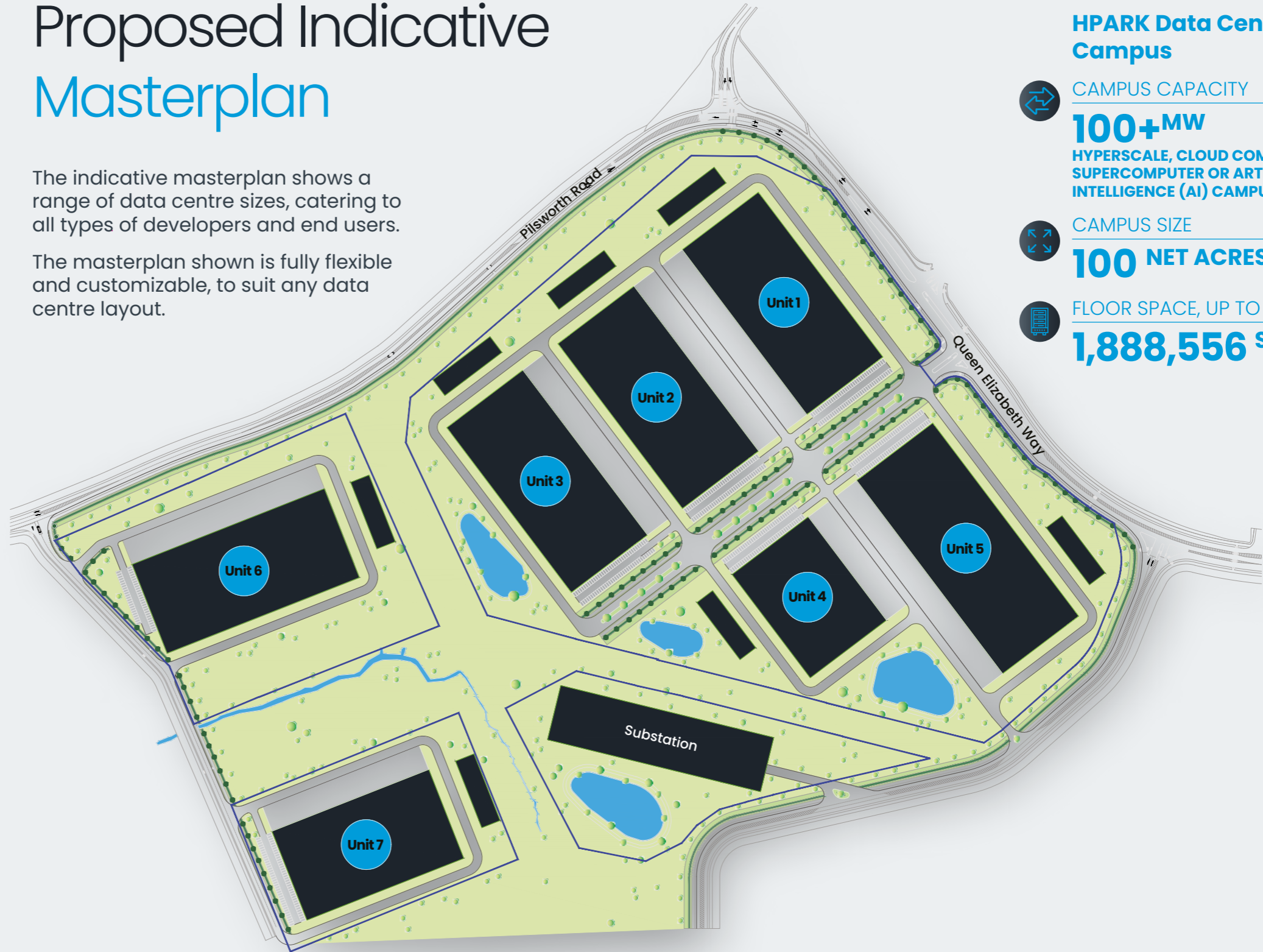


**Direct access to
long haul and
metro fibre**




Proposed Indicative Masterplan

The indicative masterplan shows a range of data centre sizes, catering to all types of developers and end users.

The masterplan shown is fully flexible and customizable, to suit any data centre layout.



HPARK Data Centre Campus

- 
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100+MW
 HYPERSCALE, CLOUD COMPUTE, SUPERCOMPUTER OR ARTIFICIAL INTELLIGENCE (AI) CAMPUS
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CAMPUS SIZE
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Strategic Power Arrangement

**Greater Manchester
has 99.995% power
reliability, the best in
the UK of all 14 national
distributors**

HPARK is located in the centre of three DNO 275/132kV Grid Supply Points (GSPs), providing the highest levels of resilience and diversity to ensure optimum uptime and robust power connections to your data centre.

An initial 32MVA 33/11kV Primary Substation is planned to be powered on in mid-2026, and is located next to HPARK, to provide an immediate power connection.

Resilient demands up to 1,000MVA at 132kV are available to be secured through the DNO or an IDNO agreement.

Up to 500MVA at 132kV is available within approximately 24 months from order, including resilient connections and diverse routing.

A further 500MVA at 132kV is available thereafter to deliver a total of 1,000MVA to the site.



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Resilient Power, Energising Tomorrow

Prime Location

HPARK is located between three National Grid to DNO Grid Supply Points (GSPs)

Rochdale

(Primary connection)

Rochdale GSP is a 275/132kV substation comprising four SGTs. The main GSP supplies approximately 155,000 customers across east Lancashire.

Whitegate

(Secondary connection)

Whitegate GSP is a 275/132kV substation which supplies approximately 179,000 customers across the north Peak and north Manchester region.

Kearsley

(Tertiary connection)

Kearsley GSP is a 275/132kV substation which supplies approximately 322,000 customers across south Lancashire and north Manchester.



SUSTAINABLE, SCALABLE, SECURE – HPARK

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Renewable Power Sources

Power can be boosted by using solar and stored to be used at the exact moment that its required.

The benefits include:



Reduced Energy Bills

Increasing solar panel use and battery storage, can reduce your monthly energy bills by up to 80%



Better For The Planet

You'll be doing your bit for the environment by increasing your use of solar panels



Reduce Grid Reliance

Become more energy independent by generating your own energy



Immediate connection to the 32MVA Primary Substation

Sustainable Grid Mix

Zero-carbon power sources in Britain's electricity mix outperformed fossil fuel generation in 2023 by providing 51% of electricity used. In January 2023 87.6% of Britain's power was from renewable sources. December 2023 was the 15th month in a row where zero-carbon generation outperformed fossil fuel generation.

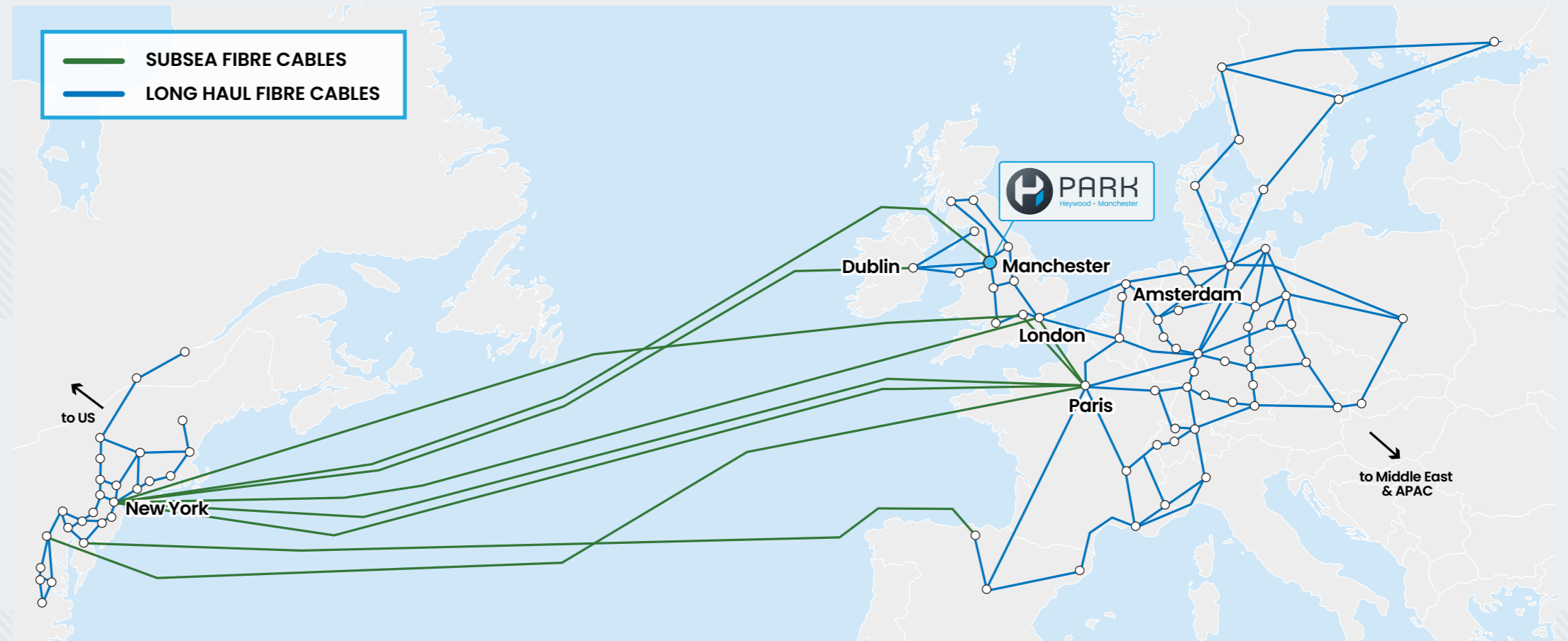
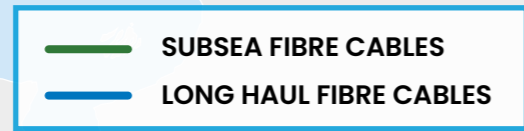
Robust Power Infrastructure

With three GSPs surrounding HPARK, there's plenty of diverse power available to run your business successfully, with no interruptions.

With HPARK offering flexibility of size, specification and site location, a mix of power sources can be applied. GSPs and renewable energy sources, such as solar, can be used to optimise the power that you require.

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Fibre With a Global Reach



Greater Manchester benefits from excellent low latency secure fibre connectivity via long haul networks to Europe, the United States and the Rest of the World.



Greater Manchester is strategically located to connect directly to subsea cables crossing between Ireland-UK, and between UK-Amsterdam.



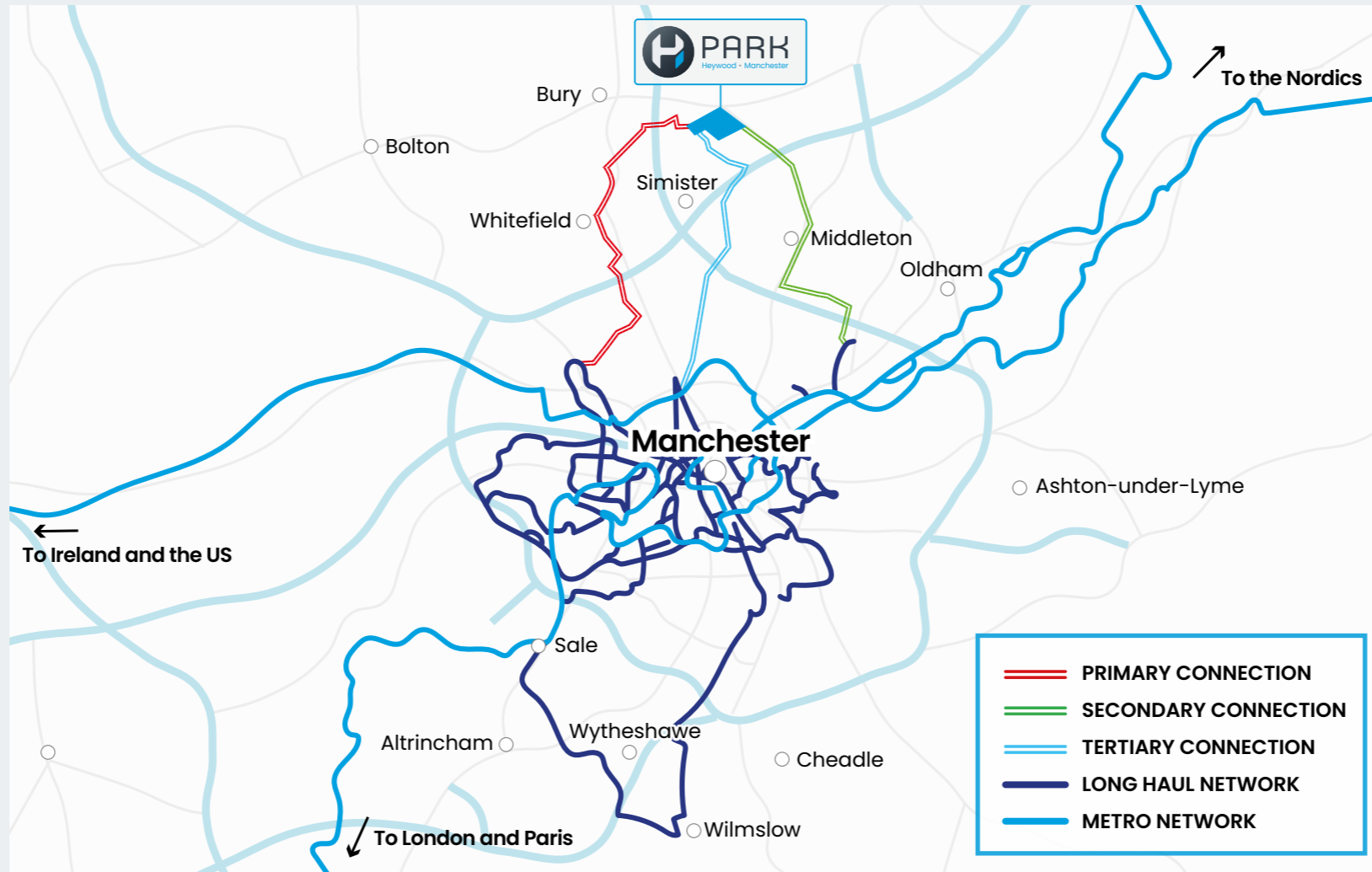
Fibre can be delivered to the site using dark fibre, wavelength or ethernet technology.



Long haul networks connect directly into Metro networks in key cities, including in Greater Manchester.

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Direct Regional Fibre Connections



- A number of public and private established fibre networks and carriers are available within the Greater Manchester region, and can be delivered to HPARK, to enable exceptional 'best-in-class' connectivity.
- Cost efficient, scalable, diverse and resilient.
- Approximately 17 miles of diverse infrastructure delivery, connecting HPARK to the Manchester Metro Network at Pendlebury and Failsworth for a primary and secondary connection. A tertiary connection to the Metro Network at Cheetham Hill can also be delivered.

Public Network
openreach

Private Network



and more...

Services:

- Dark Fibre
- Ethernet
- Metro Wavelengths
- Long Haul Wavelengths

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Full turnkey development opportunities including sustainable features

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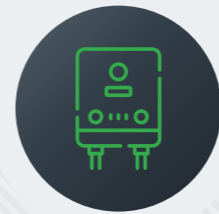
BREEAM
UK
new
construction
2018 (shell
& core) -
Excellent



**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



District heating
opportunity to
nearby housing

Strategically Placed

HPARK is strategically located at a junction of three motorways (the M62, M66 and M60), providing excellent connectivity to Manchester City Centre and Manchester International Airport, only 20 minutes away by car.

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J19 M62
1.5 miles
via new Link Road



J3 M66
2 miles



Manchester City Centre
9 miles



Manchester International Airport
30 minutes



Leading Universities
20 minutes away



M1 Motorway
40 miles



100 net acre development



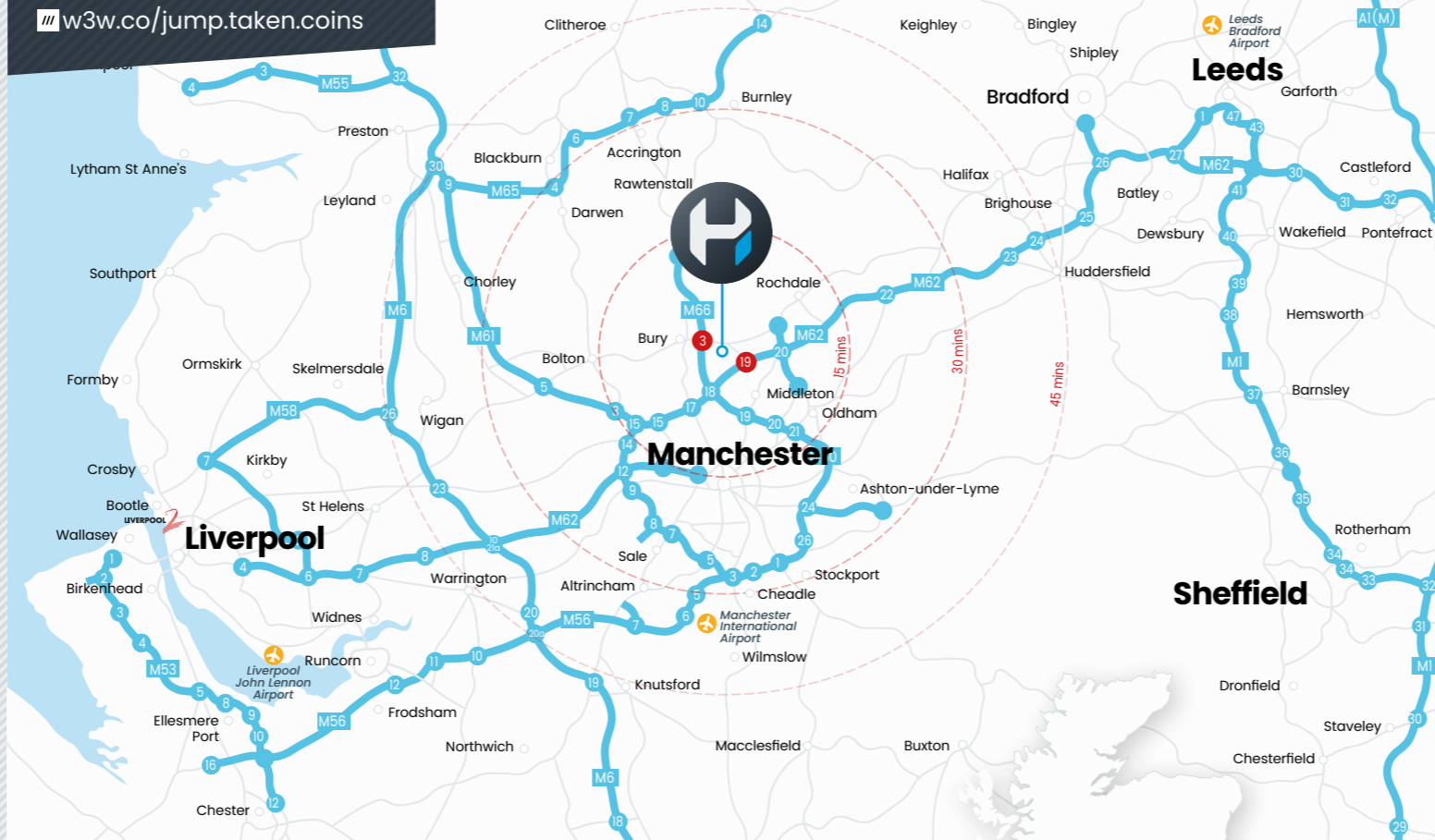
Bespoke design and build



Up to 1,888,556 sq ft of cumulative building floor area



Flexible terms and deal structures

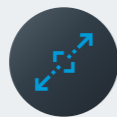


Travel Times & Distances

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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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.



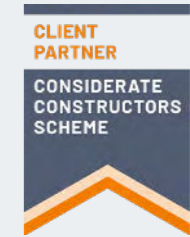
Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.



Manchester City Centre within 9 miles.



About Russells



Russells is a Manchester-based property and construction business comprising Russell LDP, Russell WBHO and Russell Homes.

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 supercomputer builds, 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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/// w3w.co/jump.taken.coins

Supported by **Rochdale Development Agency** 

Deliverability

HPARK can provide up to 1,888,556 sq ft of B8 employment uses.

Terms

Flexible terms and deal structures.

 colliers.com/uk/industrial

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020 7935 4499

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