



PARK
Heywood • Manchester



TO LET

H-215

Design & Build Use-Class B8
Distribution Opportunity
215,994 sq ft of space
(20,067 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.



HPARK is a strategic 120-acre site providing up to 2,104,550 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



**Institutional
standard
specification**



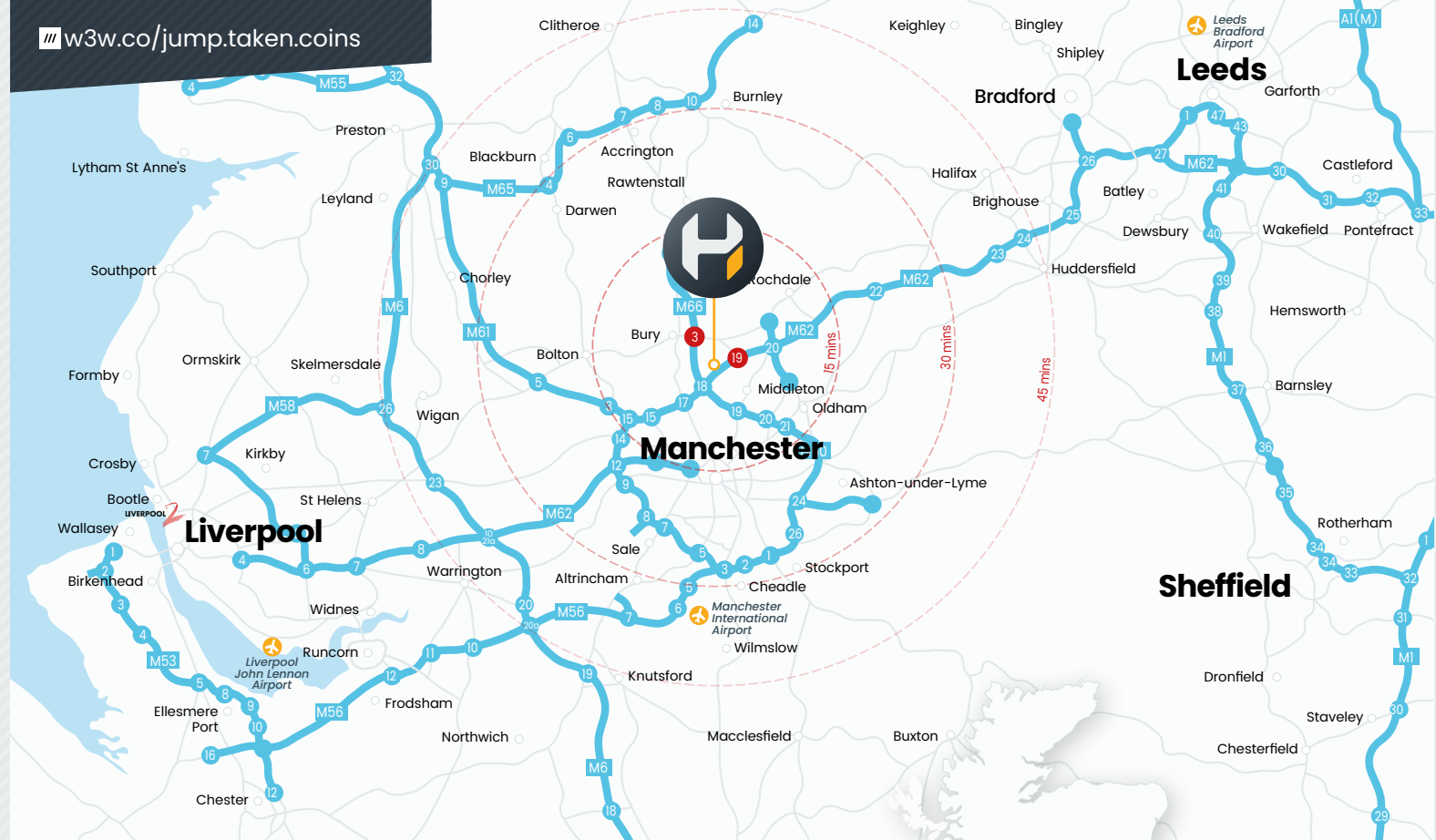
**215,994 sq ft
of distribution space**



**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.



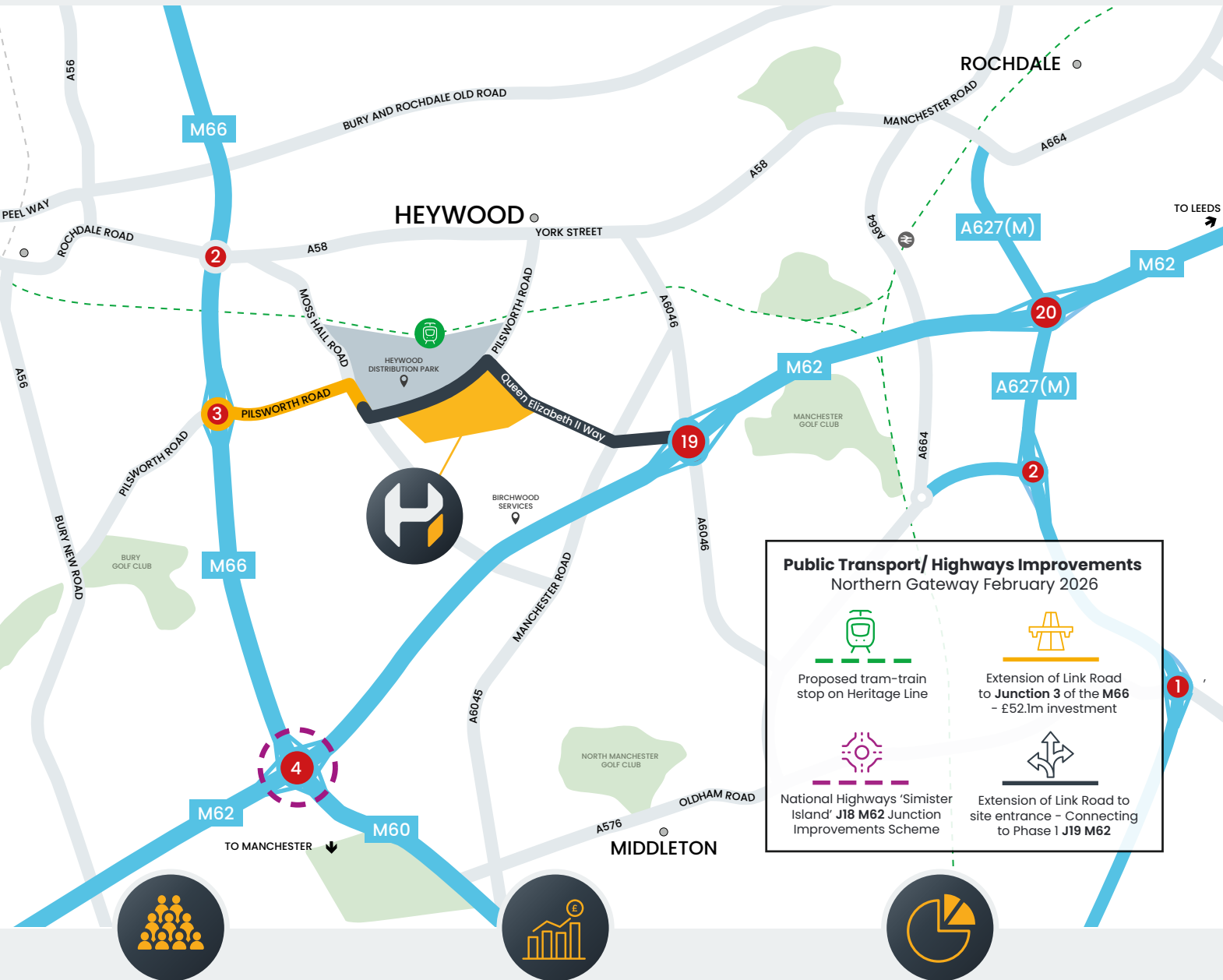
Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.



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 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)

Enhanced Specification, *Always as Standard*



6
Motorcycle spaces



20
Dock doors



Eaves heights
up to 15m



183
Car spaces



Power up to 2MVA
(further power available upon agreement)



PV to all roofs
(up to 2 MWp, in addition to power supply)



30
Cycle spaces



50 kN/sq m
Floor loading



50m
Yard depth



36
Trailer spaces



4
Level access doors



Landscaped
amenity space



▲ TAKE A
360° TOUR















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	183 (14 disabled and 10 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)

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**



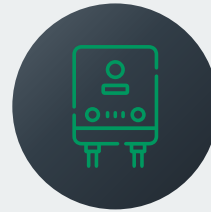
BREEAM UK
new
construction
(shell & core)
- Excellent



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



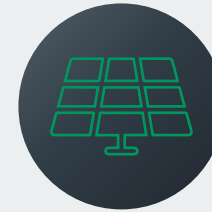
EPC A
rating



Energy Efficient
air source
heat pumps
for heating
and comfort
cooling



Net Gain
in ecological
habitat



Photovoltaic (PV)
ready to
maximum of
roof area



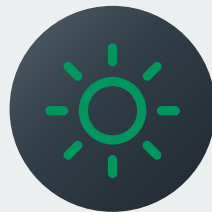
EV Charging
fast charge
electric chargers
to 5% car spaces,
plus 20% passive



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





hparkheywood.co.uk



HPARK

Heywood • OL10 2TP

w3w.co/jump.taken.coins

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.

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