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

Russells

HEYWOOD • OL10 2TP

hparkheywood.co.uk

The Destination for Distribution

PARK
Heywood • Manchester

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.

*

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

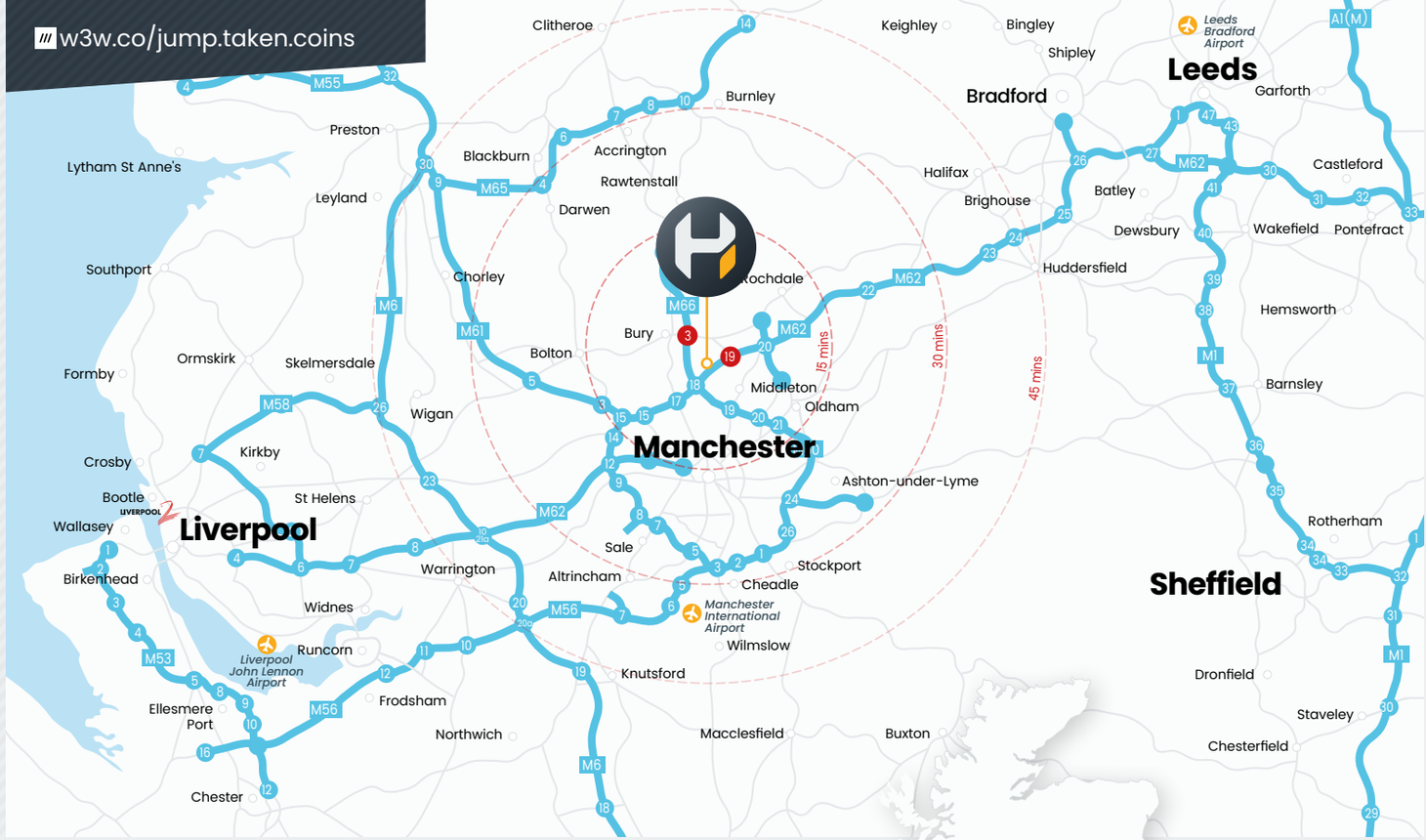
Institutional
standard specification

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 1.5miles 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

Public Transport/ Highways Improvements
Northern Gateway February 2026

- Proposed tram-train stop on Heritage Line
- Extension of Link Road to **Junction 3** of the **M66** - £52.1m investment
- National Highways 'Simister Island' **J18 M62** Junction Improvements Scheme
- Extension of Link Road to site entrance - Connecting to Phase 1 **J19 M62**

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

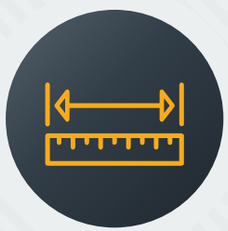
183
Car spaces

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

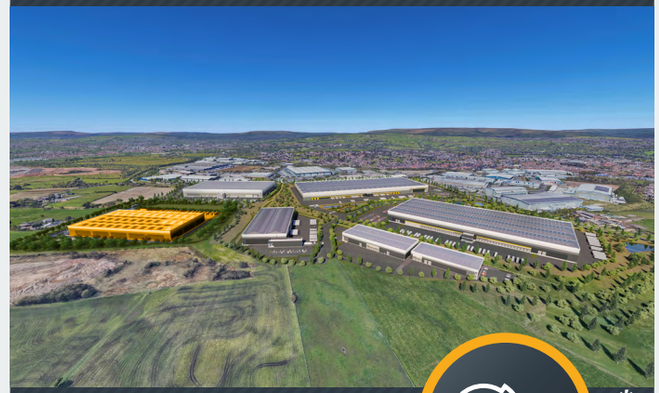


50m
Yard depth

36
Trailer spaces

4
Level access doors

Landscaped
amenity space



215,994 sq ft
(20,067 sq m)

10 acres
4.04 hectares

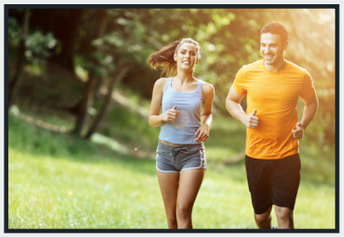
UNIT
H-215

TAKE A 360° TOUR

	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

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

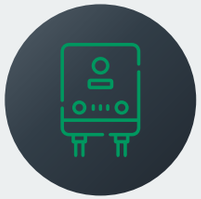
Direct access to new neighbouring sports pitches

Sustainably Built Without Compromise

BREEAM UK new construction (shell & core) - Excellent

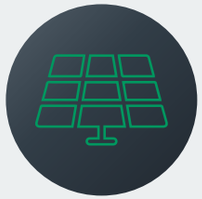
Ecosystem Enrichment with native planting scheme, bird boxes and hedgehog boxes

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

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.

CBRE
+44 (0)161 455 7666
www.cbre.co.uk

paul.j.cook@cbre.com
+44 7793 119 221

Colliers
0161 831 3300
colliers.com/uk/industrial

andrew.pexton@colliers.com
+44 7831 820 694

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. June 2026. Designed and produced by Creativeworld. T: 01282 858200. *Illustrative Masterplan and supporting information subject to change.