

**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

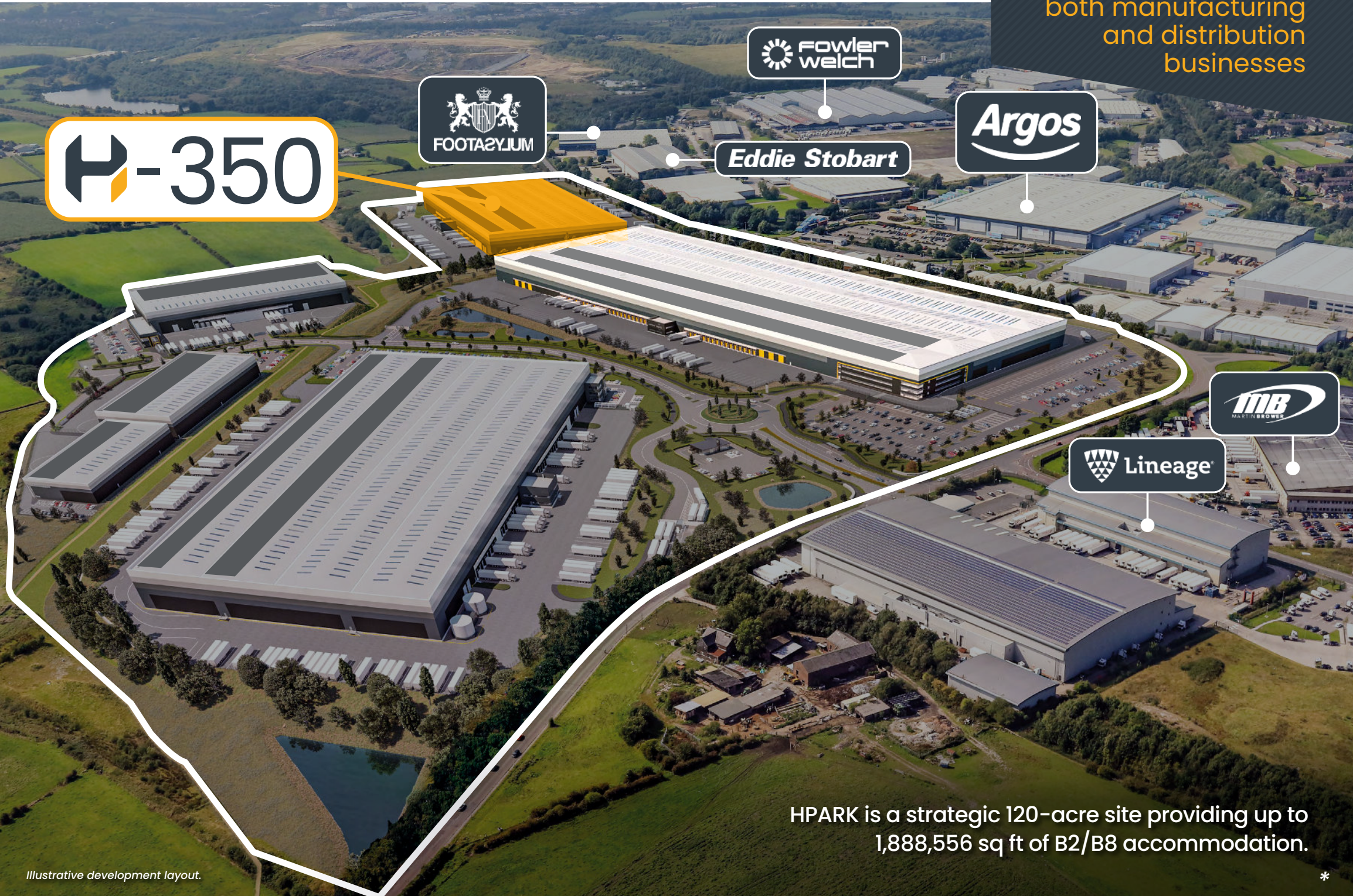
Russells

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 1,888,556 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



Unit
size up to
1 million sq ft



Bespoke
design and build



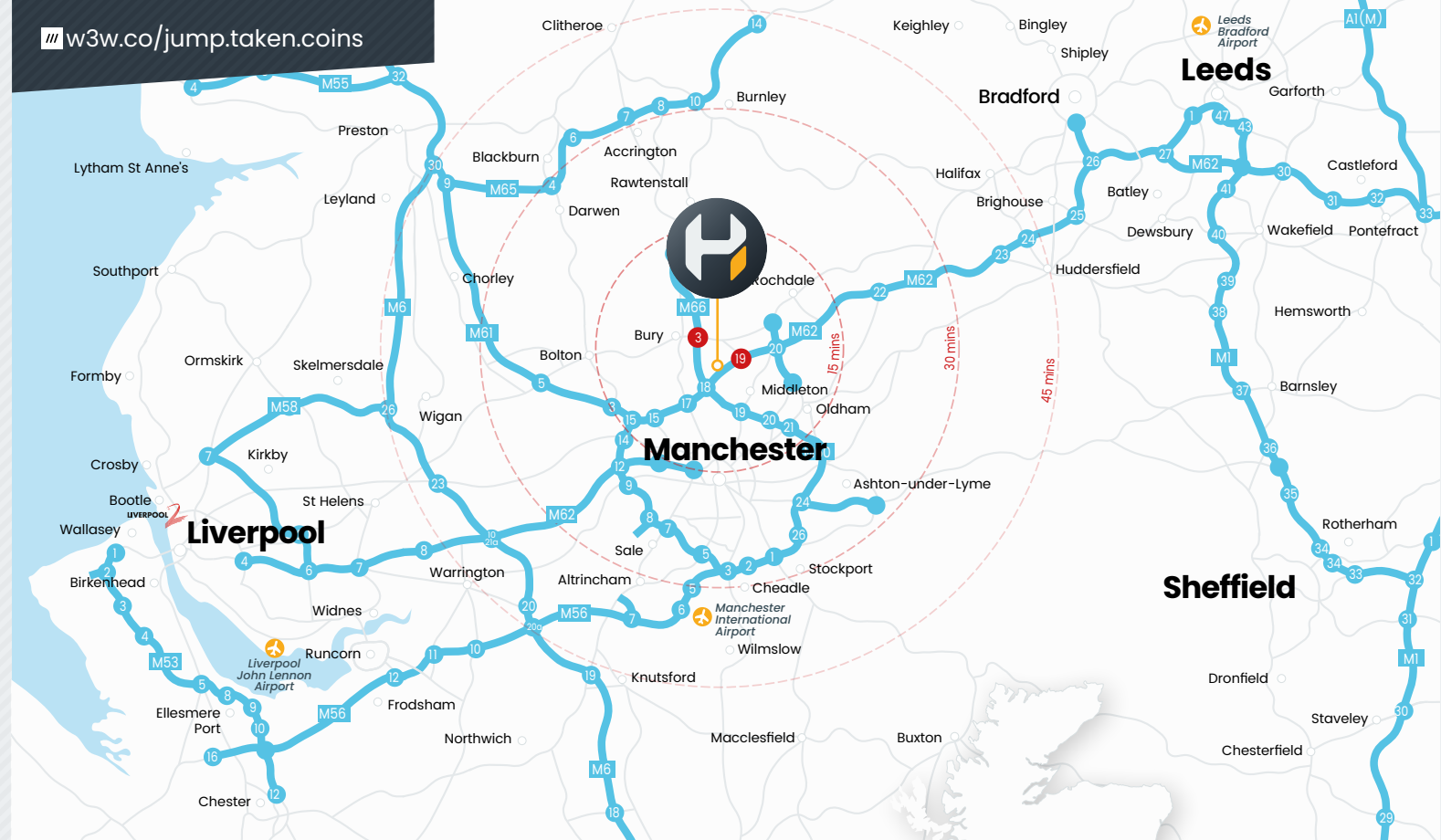
350,021 sq ft
of distribution space



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.



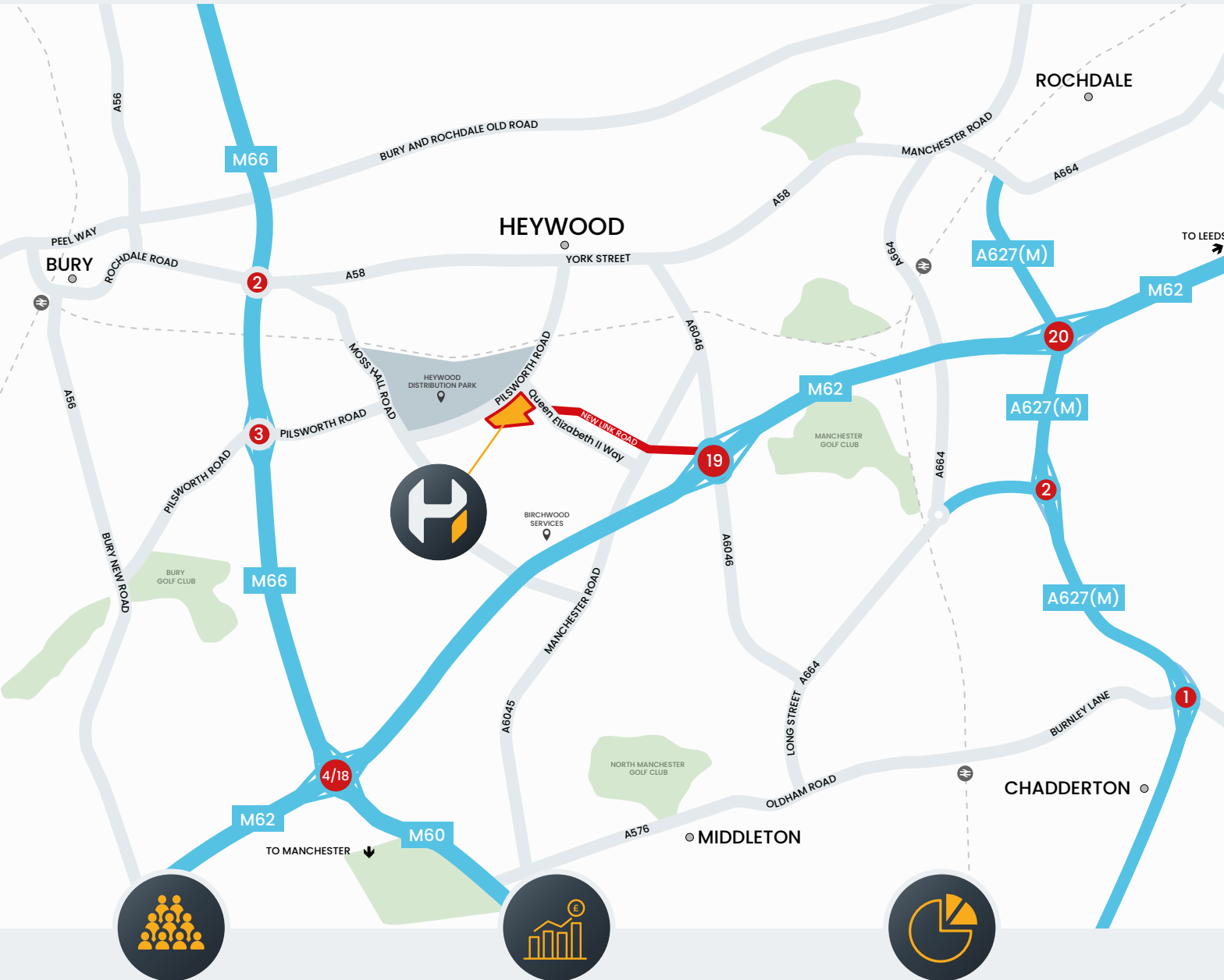
Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.



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)

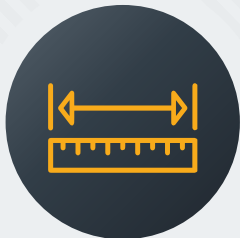


80

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

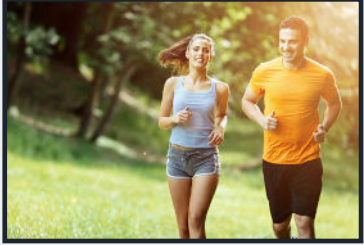
UNIT
H-350

	Sq m	Sq ft
Warehouse	29,640	319,045
Offices	2,210	23,788
Hub Offices	640	6,888
Security Gatehouse	28	300
Total	32,518	350,021



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



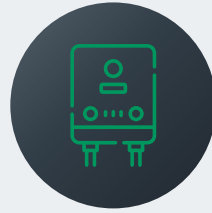
BREEAM UK
new
construction
2018 (shell
& core) –
Excellent



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



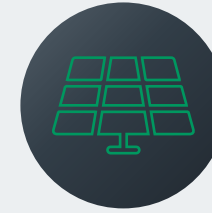
EPC A
rating



Energy Efficient
air source
heat pumps
for heating
and comfort
cooling



Net Gain
in ecological
habitat



Photovoltaic (PV)
ready to
maximum of
roof area



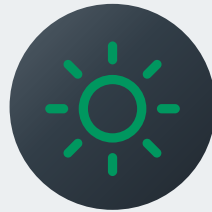
EV Charging
fast charge
electric chargers
to 5% car spaces,
plus 20% passive



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.

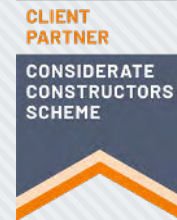
Specialists in industrial and cold storage builds, Russell WBHO has built facilities across the UK for Lineage Logistics, Fed Ex, Ford, Harbert, MAN ERF, Joy Global and Baildon Business Park.

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



INVESTORS IN PEOPLE®
We invest in people Platinum



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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