



LINK95

HARESHILL DISTRIBUTION PARK

AVAILABLE NOW TO LET

**A NEW 95,980 SQ FT
DISTRIBUTION UNIT**

HEYWOOD → MANCHESTER → OL10 2RQ

- 12m to underside of haunch
- 10 dock / 2 level access doors
- Storage for up to 21,764 pallets
- Large yard
- J3 M66 – 1 mile
- J18 M62 – 4 miles



THE OPPORTUNITY

Link95 – a new 95,980 sq ft industrial / distribution unit for Manchester – has been built to a desirable specification with an A EPC rating and a BREEAM rating of Very Good. Link95 is within close proximity to one of the UK's largest conurbations and has been delivered by a developer with an enviable track record.

Now is the time to make Link95 your central distribution facility.



LOCATION

Just 2 miles from M66/J3 with rapid easy access to the entire North West region



SUPPORT

Experienced labour force within a 10 mile radius



SECURITY

Self-contained secure site



EFFICIENCY

Reduced heating and cooling costs



70%
ECONOMICALLY ACTIVE

% of local population employed or seeking employment



EMPLOYMENT BY SECTOR

% of local population in logistics and manufacturing roles



13%

437.50
GROSS WEEKLY PAY (ALL)

Average wages in Rochdale are 13% lower than the North West average



SCHEDULE OF ACCOMMODATION

WAREHOUSE	90,720 SQ FT	8,428 SQ M
GF OFFICE	700 SQ FT	65 SQ M
1ST FLOOR OFFICE	4,560 SQ FT	423 SQ M
TOTAL	95,980 SQ FT	8,916 SQ M

All areas are approximate and estimated on a gross internal basis.

SITE AREA	4.78 ACRES	1.94 HECTARES
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SPECIFICATION

- 12m to underside of haunch
- 10 dock & 2 level access loading doors
- Storage for up to 21,764 pallets
- 50kN/m² floor loading
- High quality offices at first floor (capable of expansion)
- Large yard area 60m deep (max)
- 91 car spaces
- Self-contained secure site
- EPC rating A

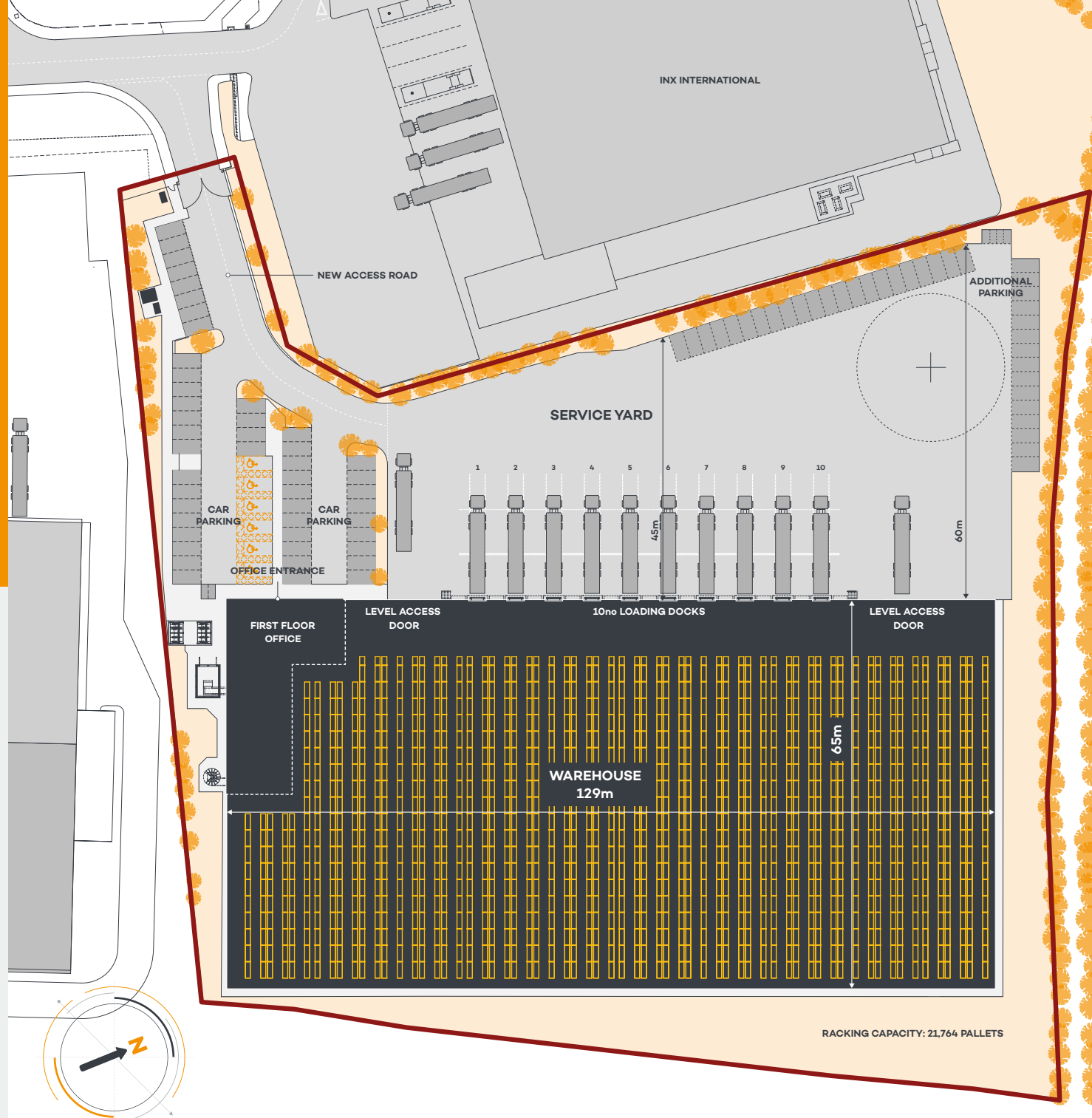
LOCAL OCCUPIERS



KUEHNE+NAGEL



Eddie Stobart





M66, J3



Link95 is situated just two miles east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62 motorway.

This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network.

Conveniently close to the M60 orbital motorway, Manchester City Centre is approximately nine miles to the South.

M66/J3	2 miles
M62/J19	2.1 miles
Bury	3.8 miles
Rochdale	5.2 miles
Manchester City Centre	8.6 miles
Manchester Airport	24 miles



AGENTS



Gary Chapman
gary@bcrealestate.co.uk

John Barton
john@bcrealestate.co.uk



Andrew Lynn
Andrew.Lynn@eu.jll.com

Richard Johnson
Richard.Johnson@eu.jll.com



Supported by Rochdale
Development Agency
Tel 01706 927 000

Rochdale Development Agency is the inward investment arm of Rochdale Council and can offer extensive business support services to companies that are moving to Heywood. The RDA can provide research about the local economy, advice and support with recruitment and training, and information about financial assistance that may be available. For more details visit: www.investinrochdale.co.uk

A DEVELOPMENT BY:



VIEW THE DRONE VIDEO ON THE WEBSITE AT:

LINK95.CO.UK

