

From 24,750 sq ft (2,299 sq m) to 52,360 sq ft (4,864 sq m)
B1(c)/B2/B8 manufacturing and logistics units

Speculative build



TO LET

NOW ON SITE
AVAILABLE DECEMBER 2017

A new high quality development on the North West's largest live logistics and manufacturing scheme:

- Adjacent to junction 4 of M61
- Clear height of 7 metres
- High quality fitted offices at first floor level
- Can be combined into a single unit of circa 52,360 sq ft



THE BENEFITS

Harworth's "R-evolution" model is designed to offer modern flexible business space targeting companies seeking to relocate to its prestigious Logistics North development, the North West's largest live logistics and manufacturing scheme.

Design and specification

Each unit will benefit from:

- Steel portal frame with feature glazing to office
- 7 metres to underside of haunch
- Two electronically operated 5 metre high loading doors to warehouse
- Floor loading of 35kN/m²
- Generous car parking with secure service yards to side elevation
- First floor office provision at 10% of ground floor area
- Ground floor reception, WC and kitchenette facilities
- All mains services and drainage connections
- Designed to achieve BREEAM rating of 'Very Good'

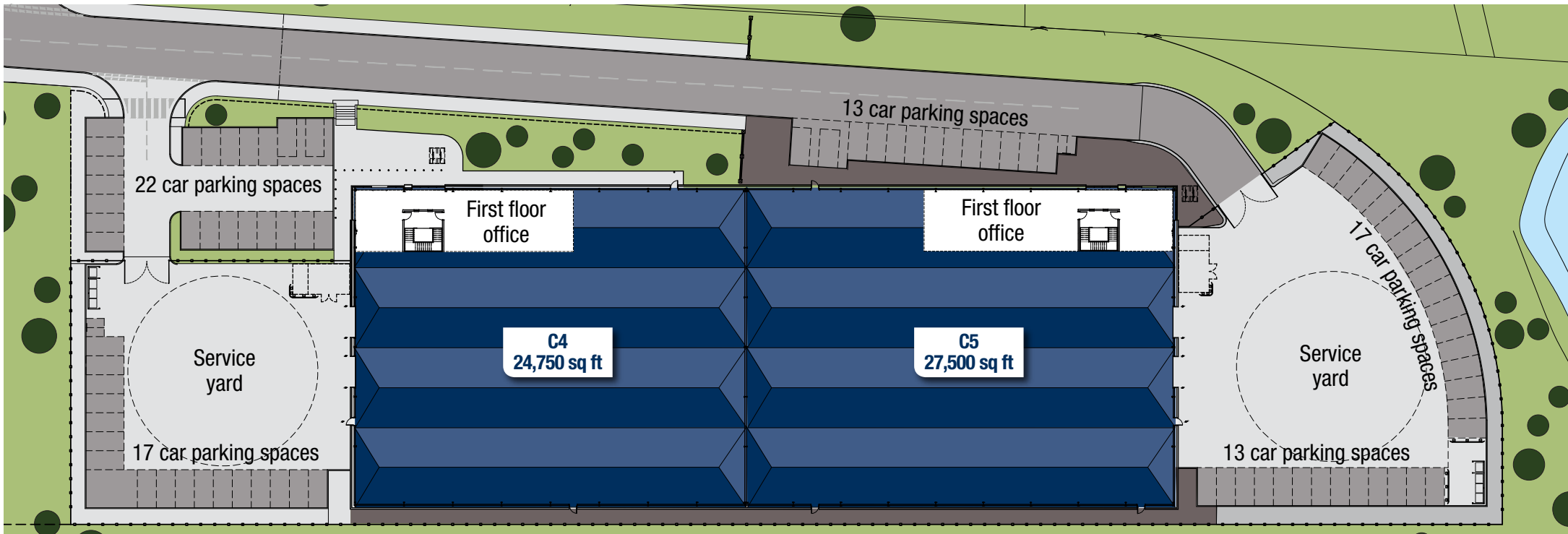


UNIQUE SURROUNDINGS

Occupiers at Logistics North will also benefit from on site amenities and a new 550 acre country park within its boundary. These will offer:

- New Aldi convenience store, Farmhouse Inn pub/restaurant and Drive Thru coffee shop
- New footpaths and cycleways through the park from surrounding residential areas
- Extensive exercise trails
- Wildlife and woodland area, watercourses and ponds
- Range of public viewpoints and picnic areas
- Improved staff retention and wellbeing





ACCOMMODATION

Unit C4	sq ft	sq m	Unit C5	sq ft	sq m
Warehouse and facilities	22,500	2,090	Warehouse and facilities	25,000	2,322
First floor office	2,250	209	First floor office	2,500	232
Total	24,750	2,299	Total	27,500	2,554

The dividing wall between the units can be removed to create a single unit of circa 52,360 sq ft.

TERMS

The units are available to let on full repairing and insuring terms to be agreed.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.

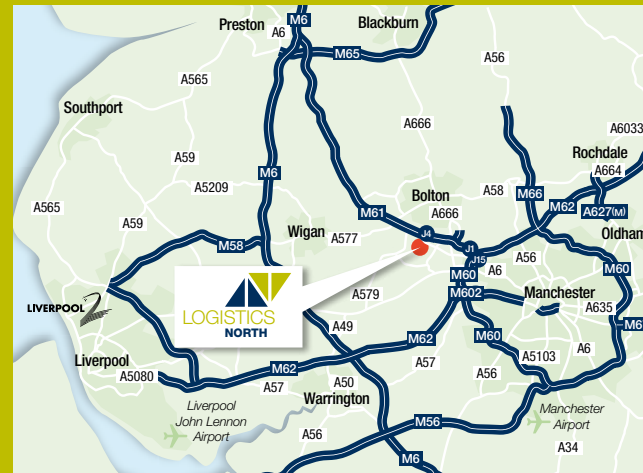
Location

The site lies at the heart of the region's motorway network being adjacent to junction 4 of the M61.

The M62 is three miles away, providing access to 20 million consumers and 60% of UK businesses within a two hour drive of the site. The M6 is also within a 20 minute drive of the site, providing good access to Scotland and the Midlands.



Source: www.drivetime.com



CONTACT & FURTHER INFORMATION

JLL
0161 828 6440

Andy Lynn
andrew.lynn@eu.jll.com
07795 107 469

Richard Johnson
richard.johnson@eu.jll.com
07980 837 328

B8
0161 375 6000
www.b8re.com

Steve Johnson
steve@b8re.com
07771 888 363

Paul Thorne
paul@b8re.com
07798 576 809

A development by Harworth Group in association with:



Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded.