

Manufacturing/distribution opportunities
20,000 - 375,000 sq ft

Speculative build



Plots available



- Adjacent to junction 4 on M61
- 1.8 million sq ft completed or under construction



A RARE OPPORTUNITY IN AN EXCEPTIONAL LOCATION

Logistics North is the North West's largest live logistics and manufacturing development:

- 4 million sq ft of employment space across 250 acres, providing freehold and leasehold opportunities
- 1.8 million sq ft completed or under construction
- M60 and M62 within four miles, providing access to over 21 million consumers within a two hour drive
- Direct access to junction 4 of the M61
- Occupiers include Costa, Greene King, Aldi, MBDA, Komatsu, Whistl and Lidl
- 550 acre country park also under construction, providing unique surroundings for employees on-site
- Infrastructure works completed opening up the entire site.

Logistics North offers the best speculative and design and build opportunities available for manufacturing and distribution businesses.

Since receiving outline planning consent in December 2013, 1.8 million sq ft of employment development has been completed or under construction – emphasising the site's prime position in the North West commercial market and the ability to deliver what occupiers need quickly.

This includes two prime Grade 'A' logistics buildings, funded by M&G Real Estate and delivered by Harworth Group, that tackles head-on the limited existing supply of this type of unit in the region.

Future development at Logistics North includes the speculative build of Harworth's "R-evolution" model which is designed to offer modern flexible business space. As part of our ongoing commitment to provide buildings which take environmental factors into account, the units will achieve a minimum BREEAM rating of 'Very Good'.

Five units are currently under construction providing a total of 221,850 sq ft of manufacturing and logistics space which will be available Q4 2017.

The scheme also benefits from extremely strong support from Bolton Metropolitan Borough Council, the Greater Manchester Combined Authority, and MIDAS – Greater Manchester's Inward Investment Agency.

THE ABILITY TO DELIVER

Since the site received planning consent in December 2013, 30% of consented space has already been built or is under construction. This speed of delivery has been underpinned by the efficient delivery of new on-site infrastructure. Construction of Logistics North's principal estate road, which unlocked the entirety of the site was completed in 2015. 2.5 million sq ft of commercial space remains.

ANCHORED BY ALDI

Aldi's new regional distribution centre officially opened in April 2016, with 550 staff already on-site working from the new base. This includes a whole floor dedicated to the 'Academy', which is Aldi's training department to develop staff.



"Aldi has ambitious expansion plans for the region during the next few years, and the distribution centre is set to support around 400 jobs initially, and we will be recruiting for some roles in the coming months."

James Hutcheson
Regional Managing Director of Aldi Stores



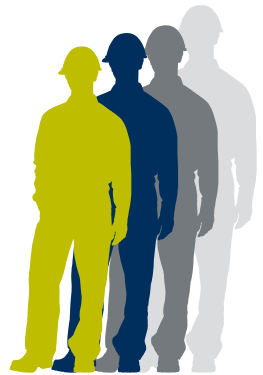
“Logistics North is a key scheme for Bolton and the wider Greater Manchester region. We’re pleased to be working alongside Harworth Group in delivering a scheme that will have clear long-term benefits.”

Stephen Young - Director of Development and Regeneration, Bolton Council

Harworth

A GREAT PLACE TO WORK

Average annual salary comparison



United Kingdom
£27,508

Omega Warrington
£25,995

North West
£25,418

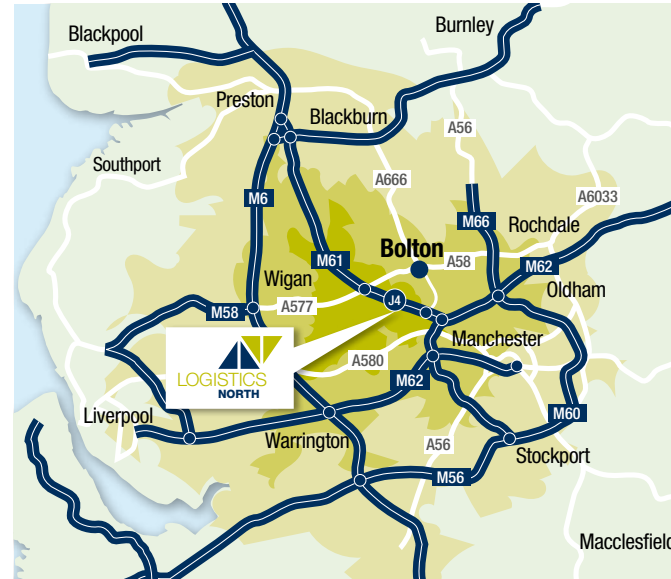
Logistics North
£24,414

Source: Nomis 2015

10 year forecast growth in logistics employment



Source: MIDAS - Inward Investment Agency for Manchester City Region



2.3 million people
live within 30 minutes
drive to work time
of Logistics North

Source: MIDAS - Inward Investment Agency for
Manchester City Region

Peak drive times

0-15 mins
15-30 mins
30-45 mins

Source: www.drivetime.co.uk





UNIQUE SURROUNDINGS

The 550 acre country park will offer:

- New footpaths, bridleways and cycleways
- Range of public viewpoints and picnic areas
- Walking and cycling routes through the park from surrounding residential areas
- Extensive exercise trails
- Wildlife and woodland areas, water courses and ponds
- Nature on the doorstep of your business
- Improved staff retention and wellbeing

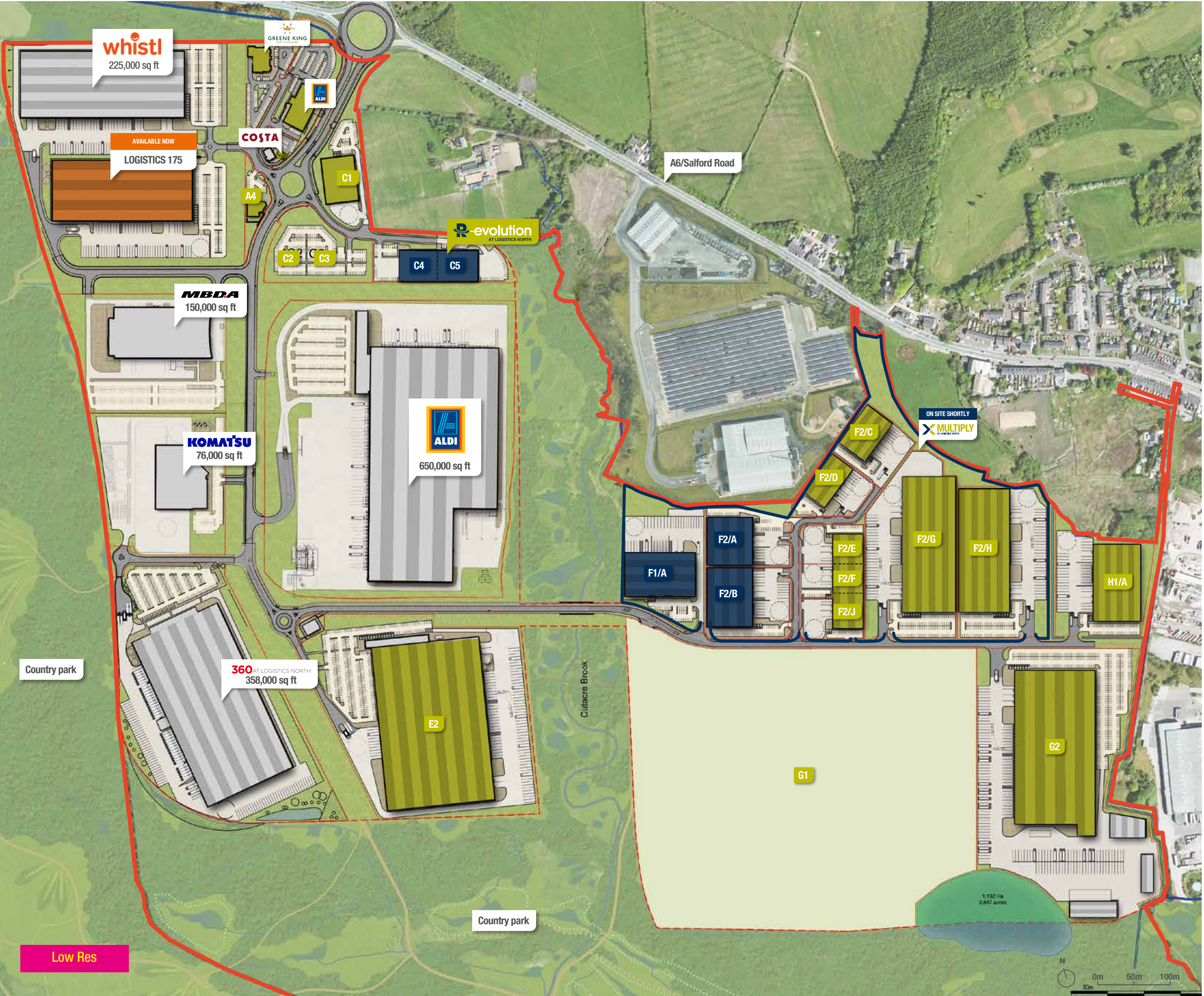


HARWORTH

Harworth Group plc is one of the largest property and regeneration companies across the north of England and the Midlands, owning and managing 22,000 acres across 150 sites.

Our experienced team works closely with local communities, public bodies, developers and other professionals to bring life to old brownfield sites and turn derelict land into employment areas, new homes, low carbon energy and environmental projects and places where people want to be. Our flagship sites, such as Logistics North, are of national economic significance and are at the forefront of the regeneration of the UK.

Harworth



SCHEDULE OF ACCOMMODATION

Phase 1				
Plot	Status	Occupier/Availability	sq ft (GIA)	Acres
A1	Completed	Greene King	-	-
A2	Completed	Aldi	-	-
A3	Completed	Costa	-	-
A4	-	Plot available	-	0.61
Logistics 225	Completed	Whistl	225,000	-
Logistics 175	Available Now	Available	175,000	-
B1	Completed	MBDA	150,000	-
B2	Completed	Joy Global	76,000	-
C1	-	Plot available	-	2.12
C2	Sold	ALDI	-	-
C3	Sold	ALDI	-	-
C4	On site	Q4 2017	24,750	-
C5	On Site	Q4 2017	27,500	-
D1	Completed	Aldi	650,000	-
E1	Completed	360 at Logistics North	358,000	-
E2	Under Offer	-	375,000	-

Phase 2				
Plot	Status	Occupier/Availability	sq ft (GIA)	Acres
Multiply - F1/A	On site	Q4 2017	63,070	-
Multiply - F2/A	On site	Q4 2017	44,771	-
Multiply - F2/B	On site	Q4 2017	55,660	-
Multiply - F2/C	On site shortly	TBC	30,457	-
Multiply - F2/D	On site shortly	TBC	25,380	-
Multiply - F2/E	On site shortly	TBC	20,322	-
Multiply - F2/F	On site shortly	TBC	20,322	-
Multiply - F2/G	On site shortly	TBC	149,198	-
Multiply - F2/H	On site shortly	TBC	131,342	-
Multiply - F2/J	On site shortly	TBC	24,538	-
H1/A	-	Plot available	75,000	4.72
G1	Sold	Aldi	975,000	-
G2	-	Plot available	250,000	18.27



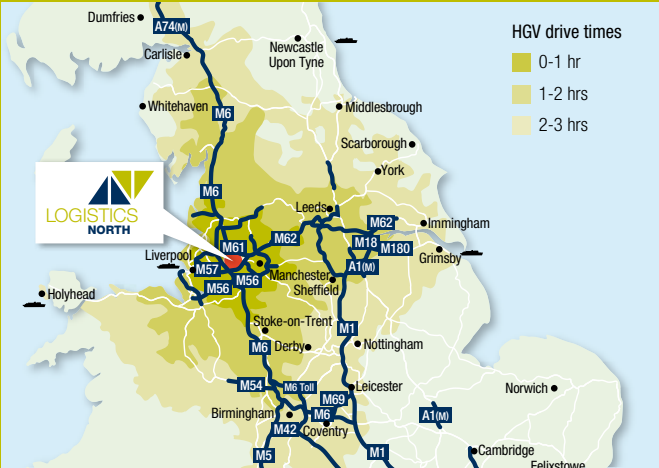
FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

Bolton BL5 1BT

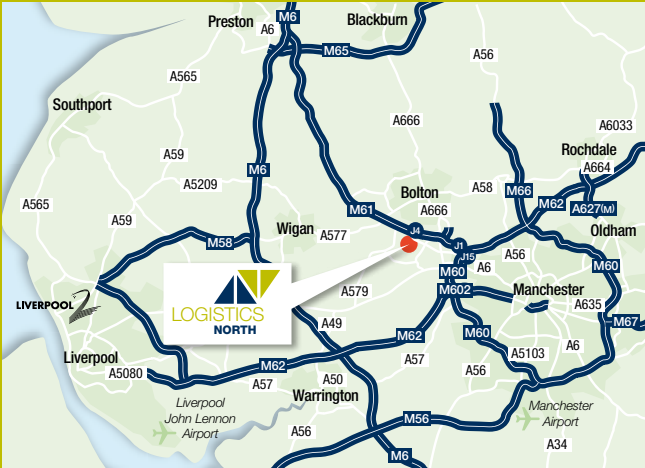
Location

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 within a 20 minute drive of the site, providing good access to Scotland and the Midlands.



Source: www.drivetimemaps.co.uk



Main routes

Drive times	Distance	Journey
M60, Manchester Orbital	4 miles	08 mins
Warrington	20 miles	45 mins
Liverpool	31 miles	56 mins
Leeds	44 miles	1 hrs 17 mins
Birmingham	86 miles	2 hrs 29 mins
London, M25/J21	187 miles	5 hrs 21 mins

Ports

Drive times	Distance	Journey
Liverpool	34 miles	1 hrs 08 mins
Hull	102 miles	2 hrs 56 mins
Immingham	114 miles	3 hrs 19 mins
Southampton	238 miles	6 hrs 53 mins
Felixstowe	256 miles	7 hrs 08 mins

Source: ukhaulier.co.uk

CONTACT & FURTHER INFORMATION



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