

375 AT LOGISTICS NORTH

Greater Manchester M61/J4 · BL5 1BT

A 375,000 sq ft logistics building at one of the North West's premier logistics locations

COMING SOON

- Immediately adjacent to Junction 4 of M61
- M60 & M62 within 3 miles

Indicative only

375atlogisticsnorth.info

A development by



Working in partnership with



Harworth



LOGISTICS NORTH



A truly exceptional scheme

Logistics North is one of the biggest developments of its type being brought forward in the North of England. The 250 acre scheme offers immediate access to Junction 4 of the M61 and is just 3 miles from the M60 and M62, providing easy access to the key ports of Liverpool and Hull.

375 at Logistics North will also have access to the adjoining new 550 acre country park, providing businesses and their employees with an outstanding surrounding environment.

This is the second unit currently being developed by First Industrial at Logistics North. The previous speculative build was a 360,000 sq ft unit which is currently occupied by Amazon.

The scheme is fully supported by Bolton Metropolitan Borough Council and the Greater Manchester Combined Authority.

Logistics North lies at the heart of the region's motorway network, adjacent to Junction 4 of the M61 and within 10 miles of Manchester

The M62 is three miles away, providing easy access to the key ports of Liverpool and Hull; the M6 is within a 20 minute drive, providing good access to Scotland and the Midlands.

“ Logistics North is a landmark development not just for Bolton, but for Greater Manchester and the North West.

It will help the region to realise its ambitions of attracting high-value logistics and manufacturing employers, creating highly sought after new jobs and securing millions of pounds of new investment over the next 15 years. ”

Tim News

Chief Executive of MIDAS, Greater Manchester's inward investment agency





M61

J4

A6/Salford Road

whistl

GREENE KING



COSTA

MBDA

KOMATSU



MULTIPLY
AT LOGISTICS NORTH



375 AT LOGISTICS NORTH

amazon

375 AT LOGISTICS NORTH

From concept to completion

First Industrial's commitment to innovative building techniques and flexible new working practices puts us at the forefront of high quality, low carbon building design and value for money development.

We offer a complete service from conception to completion. This includes managing the integration of the fit-out works – giving our customers total peace of mind. We can also keep them regularly informed of on-site progress through our live, market leading web based portal.

Our continual investment in engineering improvement and use of a 'best in class' supply chain, supported through our experienced management team, guarantees our customers with the quality of product on which their business can depend.





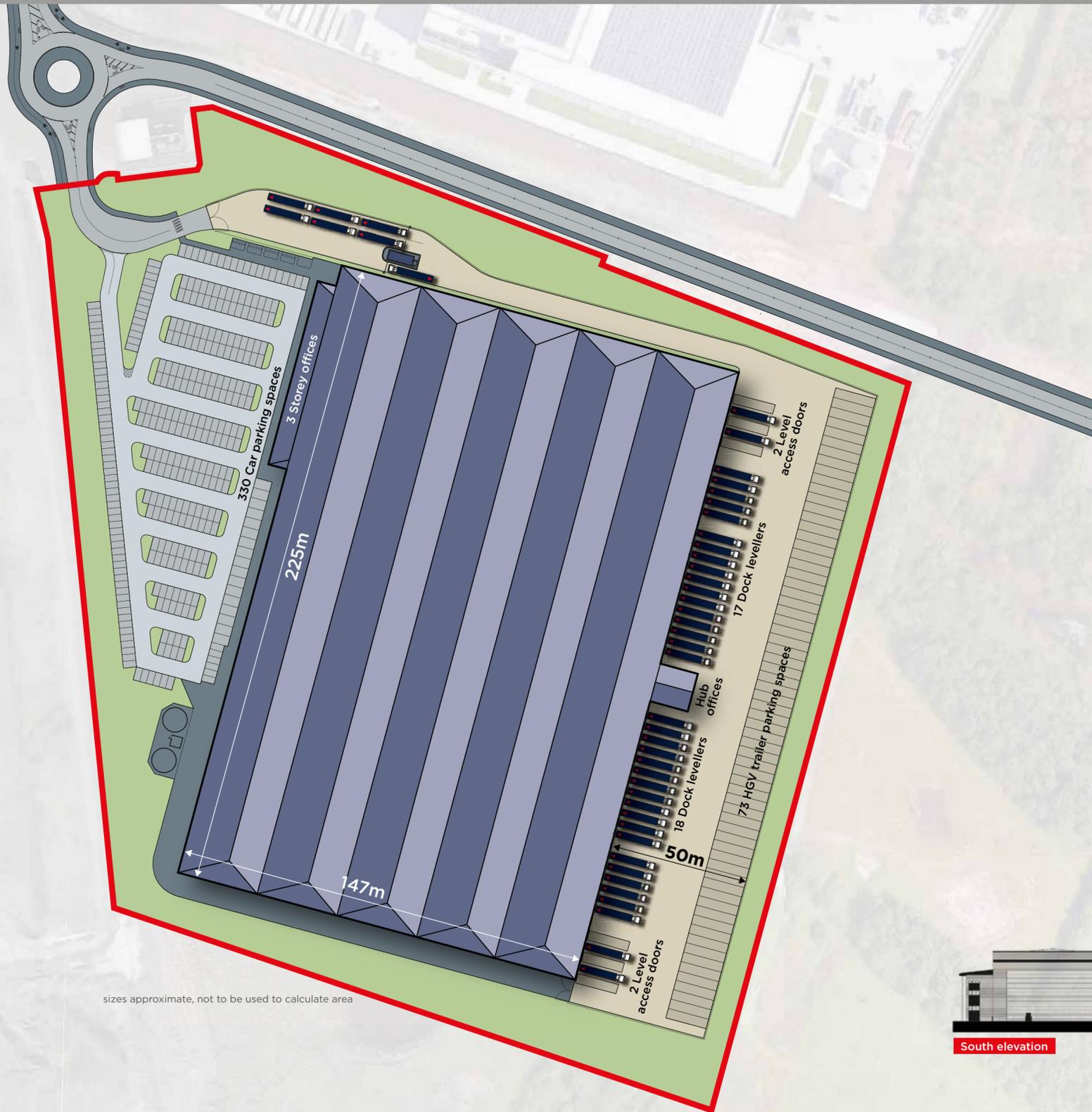
Building E1 at Logistics North, Let to Amazon



Building E1 at Logistics North, Let to Amazon

375 AT LOGISTICS NORTH

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M61 J4



sizes approximate, not to be used to calculate area



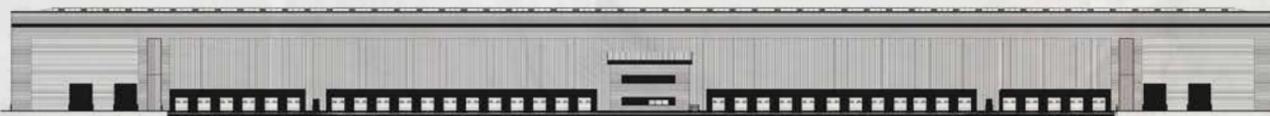
Indicative CGI

SPECIFICATIONS	sq m	sq ft
Warehouse	32,959.5	354,775
2 storey hub offices including gatehouse	398.5	4,289
3 storey offices	1,486.5	16,000
Total GIA	34,844.5	375,064

- 15m clear internal height
- 35 dock levellers
- 4 level access doors
- 73 HGV trailer parking spaces
- 330 car parking spaces (17 disabled)
- Security controlled entrance
- 50m yard depth



South elevation

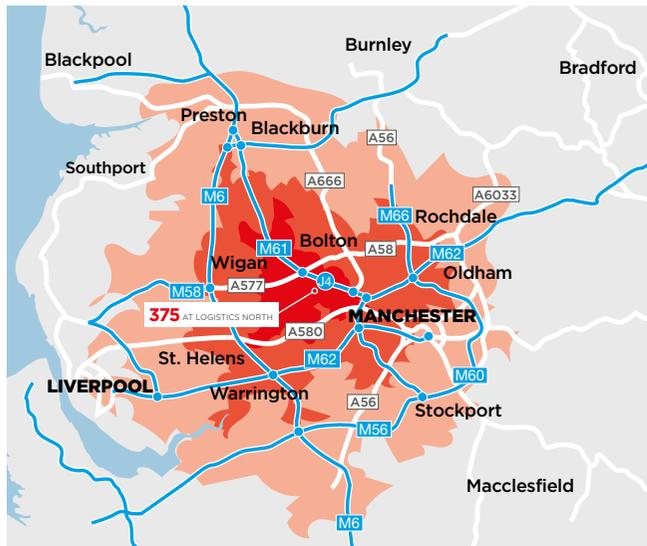


East elevation



West elevation

SUPERBLY WELL CONNECTED



1 hour journey-to-work area

45 minute journey-to-work area

20 minute journey-to-work area

Source: www.drivetimemaps.co.uk

2.3 million people live within a 30 minute drive of 375 at Logistics North, with Bolton having the second highest employee base in Greater Manchester

Bolton has the second highest employee base in Greater Manchester, yet with wages below the regional average labour costs remain attractive to potential employers, as does the good mix of skills amongst the workforce.

Logistics employment in Bolton is higher than the regional and national averages and will rise by over 15% by 2020.

Public transport links are excellent and help to ensure over 1million people live within a 45 minute journey to work time from Bolton town centre. This will be further enhanced by the completion of Trinity Interchange - a new integrated bus and rail hub adjacent to Bolton railway station.

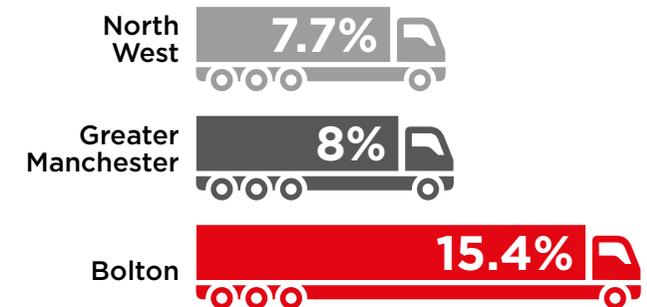


AVERAGE WEEKLY WAGE

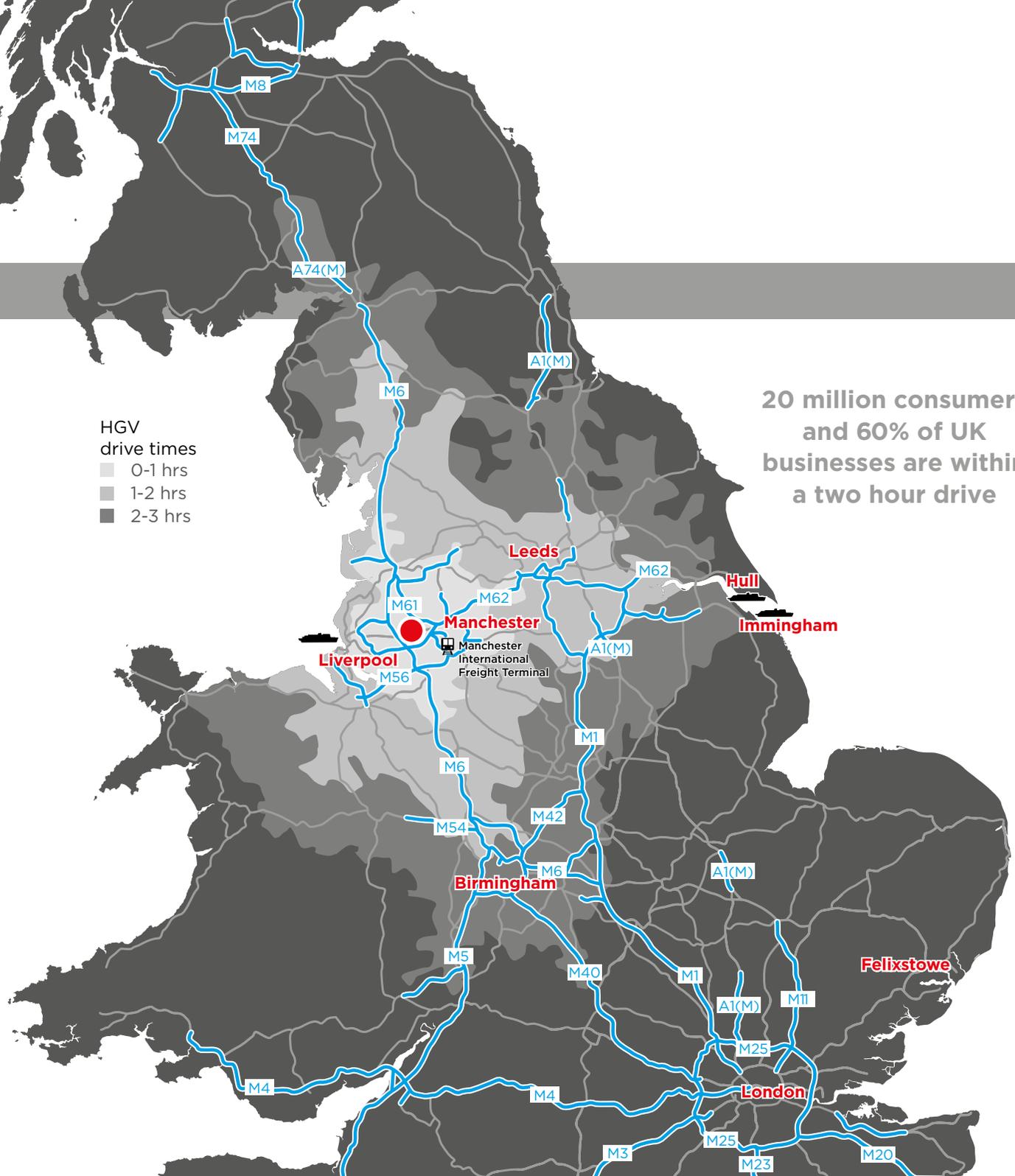


Source: nomisweb 2017

10 YEAR FORECAST GROWTH IN LOGISTICS EMPLOYMENT



Source: midas



HGV
drive times

- 0-1 hrs
- 1-2 hrs
- 2-3 hrs

20 million consumers
and 60% of UK
businesses are within
a two hour drive

Drivetimes Distance Journey

Main routes

M60	4 miles	6 mins
Manchester	10 miles	16 mins
Warrington	20 miles	24 mins
Liverpool	32 miles	35 mins
Leeds	46 miles	48 mins
Birmingham	95 miles	1hr 32 mins
London, M25	187 miles	2hr 51 mins

Ports

Liverpool	34 miles	1 hrs 08 mins
Hull	102 miles	2 hrs 56 mins
Immingham	114 miles	3 hrs 19 mins

Freight terminal

Manchester Int.	13 miles	24 mins
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Airport

Manchester airport	19 miles	38 mins
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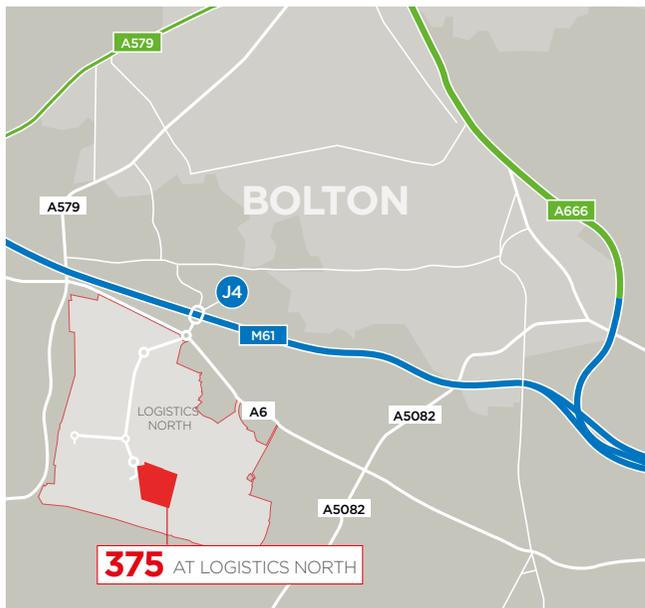
Source: ukhaulier.co.uk



375 AT LOGISTICS NORTH

Greater Manchester M61/J4 · BL5 1BT

At one of the North West's premier logistics locations



Exeter Property Group

Exeter Property Group is a real estate investment management firm specialising in the acquisition, development, leasing, and management of industrial and logistics properties across the U.S. and Europe.

First Industrial

First Industrial is a specialist real estate development company focused on land promotion and project delivery. Fast, flexible and efficient, we provide high quality, low carbon developments at minimum cost.

Contact the agents for further information:



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