

MULTIPLY PHASE 2

AT LOGISTICS NORTH

M61/J4 GREATER MANCHESTER
BOLTON BL5 1BT

Warehouse/industrial opportunities
Units from 20,344 sq ft to 30,457 sq ft

Speculative build



TO LET · NEW BUILD UNITS

Available Q4 2018

High quality development on one of the most high profile logistics and manufacturing schemes in the North West

- Immediately adjacent to junction 4 of M61
- M60 and M62 within 4 miles



A RARE OPPORTUNITY LOCATED AT LOGISTICS NORTH

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

- 4 million sq ft of employment space across 250 acres, providing freehold and leasehold opportunities
- 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, Lidl and Amazon
- 550 acre country park also under construction, providing unique surroundings for employees on-site
- 2.5 million sq ft completed or under construction



THE BENEFITS

Harworth's model is designed to offer modern flexible business space to companies seeking to relocate to Logistics North, one of the north of England's largest commercial developments.

Environmental Standard

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'.

Specification

- Steel portal framed buildings with feature glazing to offices
- 7-8 metres internal eaves height
- Electrically operated level access doors
- 37.5 KNm2 floor loading
- All mains services and drainage connections
- Separate dedicated car parking areas
- Secure service yards with minimum 35 metre depth
- Modern offices / amenities at ground and / or first floor comprising 10% of overall area
- Bespoke fit-out solutions available
- BREEAM rating of 'Very Good'
- Fully landscaped within a country park environment.

PHASE 2



F2/C - 30,457 sq ft

Warehouse	27,410 sq ft	2,546 sq m
Office	3,047 sq ft	283 sq m
Total	30,457 sq ft	2,829 sq m

F2/D - 25,380 sq ft

Warehouse	22,843 sq ft	2,122 sq m
Office	2,537 sq ft	236 sq m
Total	25,380 sq ft	2,358 sq m

F2/E - 20,344 sq ft

Warehouse	18,073 sq ft	1,679 sq m
Office	2,271 sq ft	211 sq m
Total	20,344 sq ft	1,890 sq m

F2/F - 20,354 sq ft

Warehouse	18,073 sq ft	1,679 sq m
Office	2,281 sq ft	212 sq m
Total	20,354 sq ft	1,891 sq m

F2/J - 24,538 sq ft

Warehouse	21,772 sq ft	2,023 sq m
Office	2,766 sq ft	257 sq m
Total	24,538 sq ft	2,280 sq m

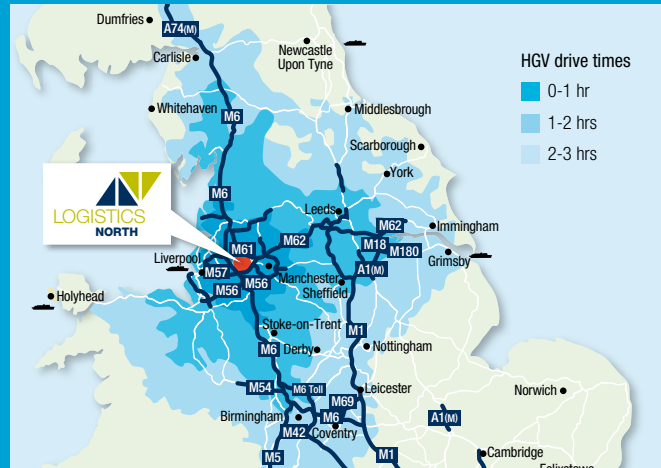
FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

Bolton BL5 1BT

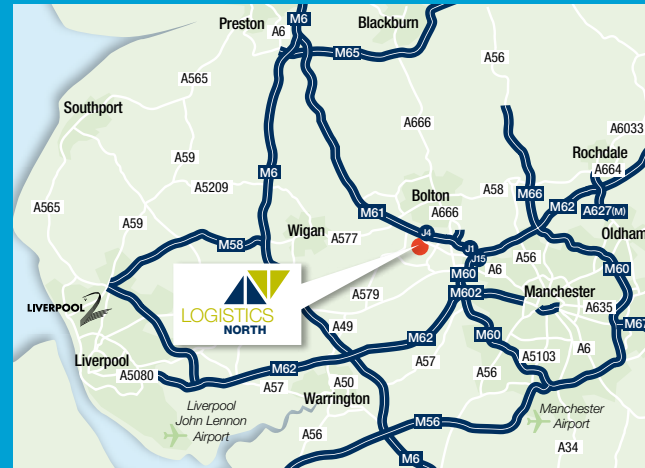
Location

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: ukhauller.co.uk

TERMS

The units are available on a leasehold basis. Rent on application with the joint agents.

EPC RATINGS

EPC certificates are available on request.

CONTACT & FURTHER INFORMATION



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