



M61/J4 GREATER MANCHESTER  
BOLTON BL5 1BT

Units from 20,000 sq ft to 149,000 sq ft  
Manufacturing/distribution opportunities

Speculative build



## TO LET

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 four miles
- Part of a 4 million sq ft consented scheme



Transforming Regenerating Revitalising  
[www.logisticsnorth.com](http://www.logisticsnorth.com)



Harworth



## A RARE OPPORTUNITY LOCATED AT

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
- Infrastructure works completed opening up the entire site
- 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
- 1.8 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

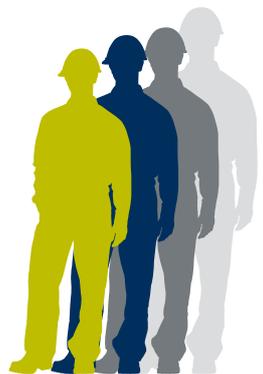
- Steel portal framed buildings with feature glazing to offices
- Minimum internal heights of 7-12 metres to underside of haunch
- Electrically operated level access and dock level loading doors
- 37.5-50 KN/m<sup>2</sup> floor loading
- All mains services and drainage connections
- Separate dedicated car parking areas
- Secure service yards with 35-50 metre depth
- Modern offices / amenities at first floor comprising 5-10% of overall area
- Bespoke fit-out solutions available
- BREEAM rating of 'Very Good'
- Fully landscaped within a country park environment.



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.com





## 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 140 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.



**PHASE 1**  
**MULTIPLY**  
AT LOGISTICS NORTH

**FUTURE PHASES**  
**MULTIPLY**  
AT LOGISTICS NORTH



MASTERPLAN OF MULTIPLY



**SCHEDULE OF ACCOMMODATION**

<b>Plot F1/A</b>	62,952 sq ft	5,848 sq m 4.60 acres	<b>Plot F2/E</b>	20,322 sq ft	1,888 sq m 1.18 acres
<b>Plot F2/A</b>	44,868 sq ft	4,168 sq m 2.46 acres	<b>Plot F2/F</b>	20,322 sq ft	1,888 sq m 1.18 acres
<b>Plot F2/B</b>	55,556 sq ft	5,161 sq m 2.83 acres	<b>Plot F2/G</b>	149,198 sq ft	13,861 sq m 7.23 acres
<b>Plot F2/C</b>	30,457 sq ft	2,829 sq m 1.79 acres	<b>Plot F2/H</b>	131,342 sq ft	12,202 sq m 6.41 acres
<b>Plot F2/D</b>	25,380 sq ft	2,358 sq m 1.52 acres	<b>Plot F2/J</b>	24,538 sq ft	2,280 sq m 1.30 acres

# FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

Bolton BL5 1BT

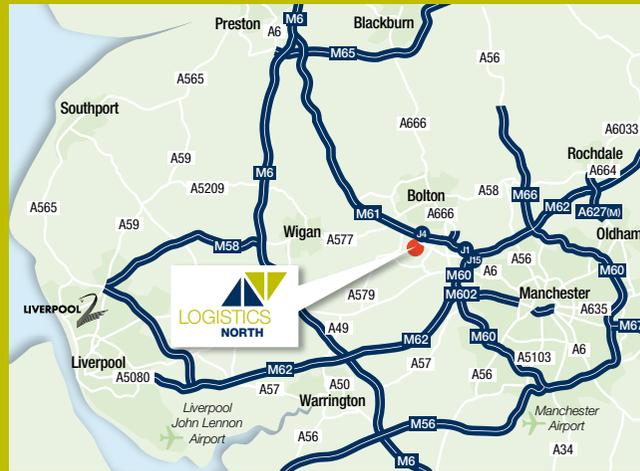
## Location

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: ukhauler.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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