

# MULTIPLY PHASE 2

AT LOGISTICS NORTH

M61/J4 GREATER MANCHESTER  
BOLTON BL5 1BT

Warehouse/industrial opportunities  
Units from 20,404 sq ft to 30,577 sq ft

Speculative new build



## TO LET · Available Now

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



Transform Regenerate Revitalise  
[www.logisticsnorth.com](http://www.logisticsnorth.com)

**LPP**  
Local Pensions Partnership

**Lancashire**  
County Council

**Knight Frank**  
INVESTMENT  
MANAGEMENT

**Harworth**

## 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, Amazon, Hardscape and rijo42
- 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.

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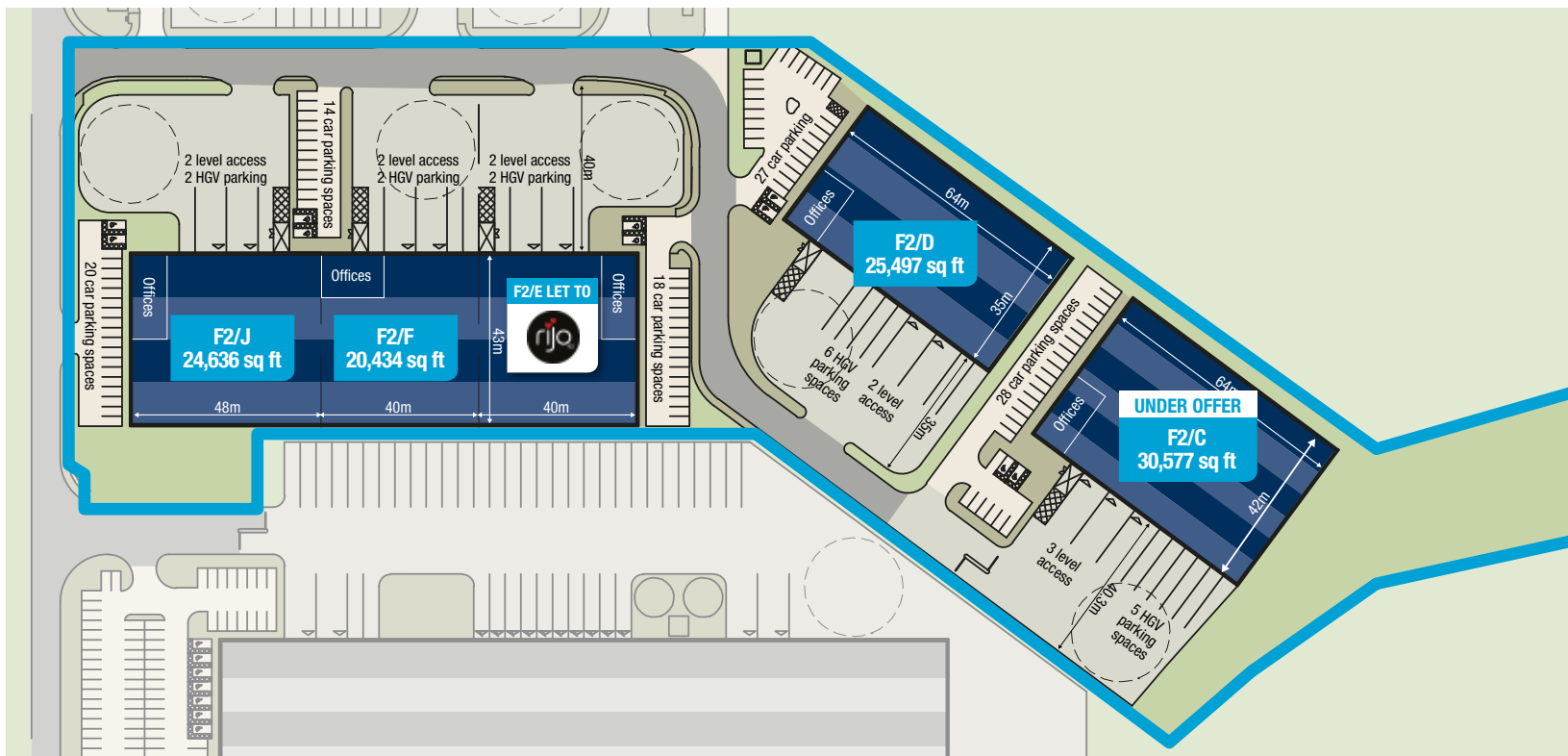
# PHASE 2



MULTIPLY SCHEME

UNIT F2/D

UNIT F2/D WAREHOUSE



## F2/C - 30,577 sq ft

Warehouse	27,479 sq ft	2,553 sq m
Office	3,098 sq ft	288 sq m
<b>Total</b>	<b>30,577 sq ft</b>	<b>2,841 sq m</b>

## F2/D - 25,497 sq ft

Warehouse	22,914 sq ft	2,129 sq m
Office	2,583 sq ft	240 sq m
<b>Total</b>	<b>25,497 sq ft</b>	<b>2,369 sq m</b>

## F2/E - 20,404 sq ft

Warehouse	18,145 sq ft	1,686 sq m
Office	2,259 sq ft	210 sq m
<b>Total</b>	<b>20,404 sq ft</b>	<b>1,896 sq m</b>

## F2/F - 20,434 sq ft

Warehouse	18,141 sq ft	1,685 sq m
Office	2,294 sq ft	213 sq m
<b>Total</b>	<b>20,434 sq ft</b>	<b>1,898 sq m</b>

## F2/J - 24,636 sq ft

Warehouse	21,876 sq ft	2,032 sq m
Office	2,760 sq ft	256 sq m
<b>Total</b>	<b>24,636 sq ft</b>	<b>2,289 sq m</b>



