SPZ STATUS DELIVERED IN 9 MONTHS

HEYWOOD

H3 & H4 DISTRIBUTION PARK

OL10 2TT

DESIGN AND BUILD OPTIONS

60,000 to 630,000 sq ft

CBRE ASSET MANAGEMENT

DESCRIPTION

HEYWOOD DISTRIBUTION PARK

Known as one of the best industrial and distribution estates in the North West, the park comprises over 2 million sq ft of built space within a secure site of approximately 200 acres. It offers a range of existing modern and refurbished units from 2,271 sq ft to over 100,000 sq ft with build to suit opportunities up to 630,000 sq ft. The estate benefits from award winning 24/7 security and is set within an attractive, landscaped environment.

DESIGN & BUILD

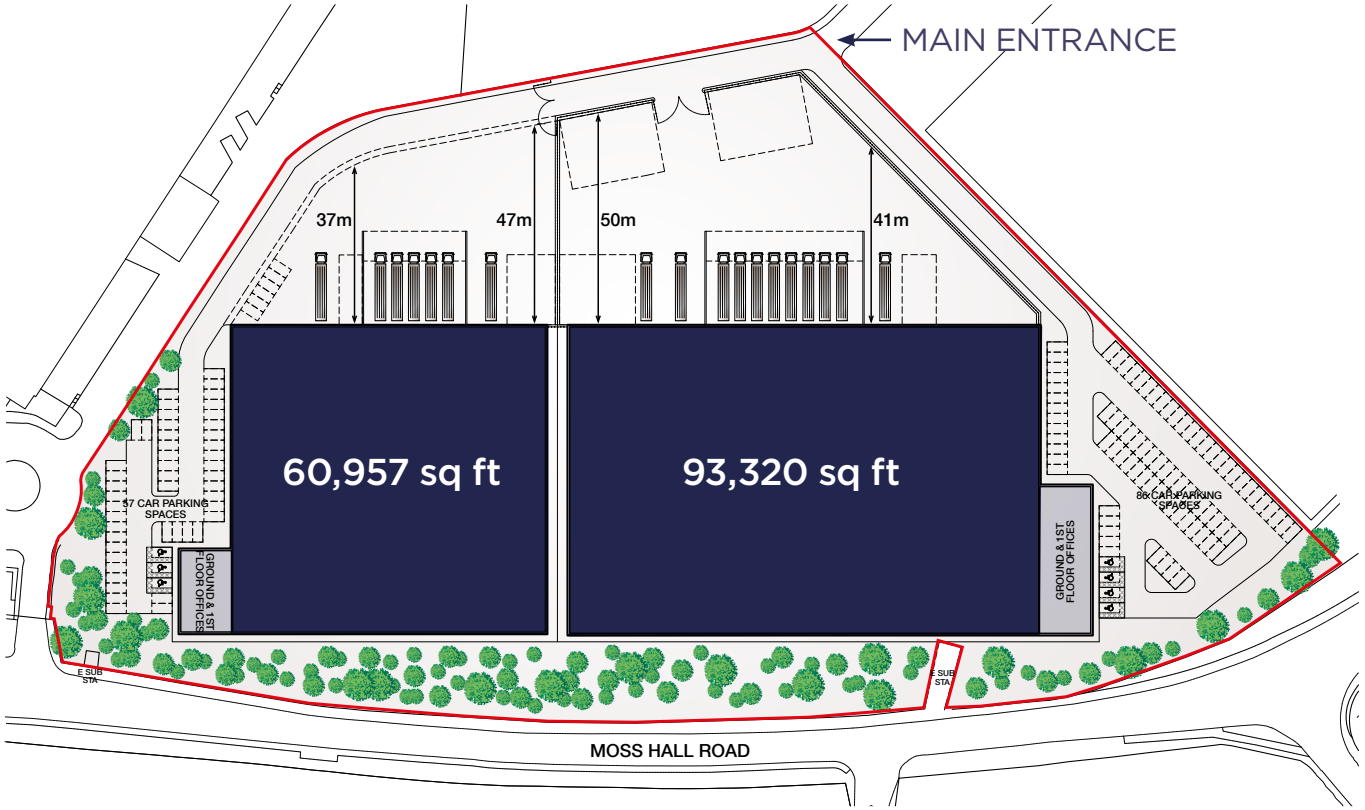
DELIVERABILITY - SPZ STATUS

Heywood Distribution Park benefits from its SPZ status (Simplified Planning Zone) This means that prospective occupiers can be confident that detailed planning consent for the majority of build to suit options can be documented within 28 days, thereby minimising risk and unwanted delays.

Funding is already in place for build to suit developments which can be quickly and reliably delivered within finite timescales.

H3 – POTENTIAL OPTIONS

UNITS 1 & 2



EXAMPLE LAYOUT

H3

Unit 1	sq ft	sq m
Warehouse	56,156	5,156
Office	4,801	446
Total	**60,957**	**5,663**

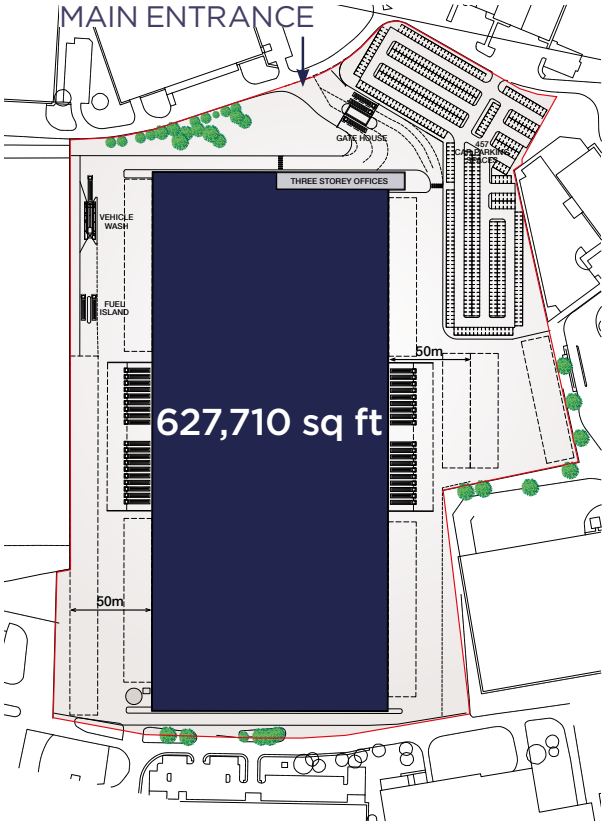
Car Parking Spaces: 57

Unit 2	sq ft	sq m
Warehouse	84,660	7,865
Office	8,660	446
Total	**93,320**	**8,670**

Car Parking Spaces: 86

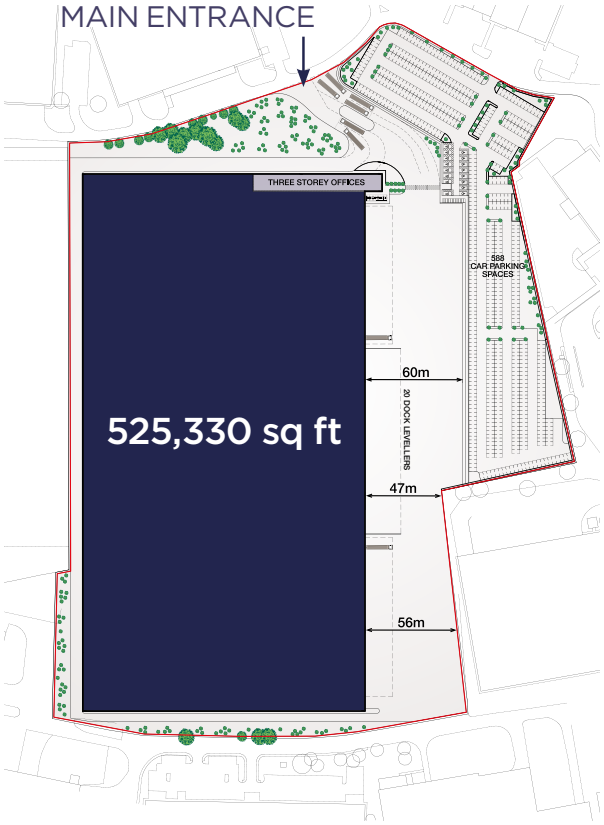
H4 – POTENTIAL OPTIONS

OPTION 1



EXAMPLE LAYOUT

OPTION 2



EXAMPLE LAYOUT

H4

Option 1	sq ft	sq m
Warehouse	602,924	56,013
Office	24,770	2,301
Total	**627,710**	**58,316**

Car Parking Spaces: 588

H4

Option 2	sq ft	sq m
Warehouse	500,750	46,521
Office	24,580	2,284
Total	**525,330**	**48,804**

Car Parking Spaces: 457

SPECIFICATION

EXTERNAL

- Up to 60 metre secure yards
- High quality landscaping
- On site car parking

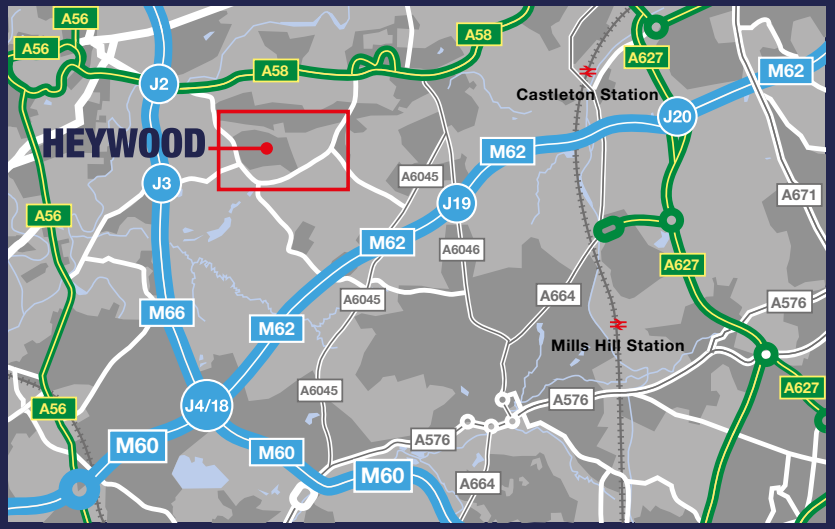
WAREHOUSE

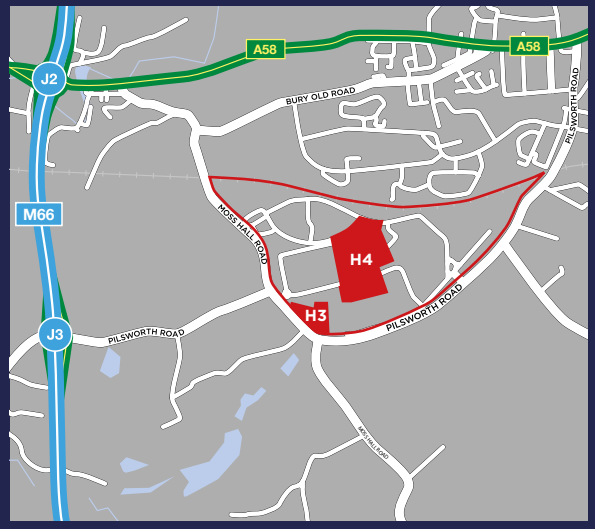
- Surface and dock level loading doors
- Floor loading 50kN/sq m
- Eaves height up to 20 m

OFFICE

- Suspended ceilings
- LG3 lighting
- Raised floors

BESPOKE LAYOUTS ARE AVAILABLE ON REQUEST





LOCATION

HEYWOOD DISTRIBUTION PARK is situated just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62 motorway.

This prime location allows rapid, easy access to the entire North West region and the TransPennine motorway network. Conveniently close to the M60 orbital motorway, Manchester City Centre is approximately nine miles to the South.

DEMOGRAPHICS

- 2.69 million people work in the Greater Manchester area (1.76 million are of employment age)
- Greater Manchester has the largest travel-to-work area of any conurbation in the UK outside of London, with 7 million people living within 1 hour's drive of the city centre
- In 2012 Manchester was ranked Europe's most competitive business city by KPMG
- The unemployment rate in Greater Manchester is 10.1% (above UK average of 7.8%)

LOCAL OCCUPIERS INCLUDE

Eddie Stobart · Fowler Welch · Argos · Hartmann · dfs · Kuehne+Nagel · Footasylum · Wincanton · Yearsley Group · aramex delivery unlimited

FURTHER INFORMATION

For further information please contact the joint agents.

TERMS

Completed buildings are available on a leasehold basis.

CBRE
0161 455 7666
www.cbre.co.uk

Paul Cook
paul.j.cook@cbre.com
Stephen Capper
stephen.capper@cbre.com

Savills Manchester
savills.co.uk
0161 236 8644

Stuart Murray
smurray@savills.com
Alex Palfreyman
apalfreyman@savills.com

B8
01925 320 520
www.b8re.com

Steve Johnson
steve@b8re.com
Paul Thorne
paul@b8re.com

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