

**H4**

**H3**

**SPZ STATUS DELIVERED IN 9 MONTHS**

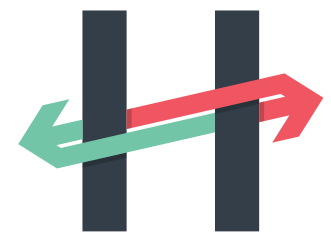
**DESIGN AND BUILD** OPTIONS

**60,000 - 630,000 SQ FT**

(5,574 - 58,520 SQ M)

**HIGHLY SECURE 200 ACRE DISTRIBUTION PARK**  
**IN A STRATEGIC MOTORWAY LOCATION**

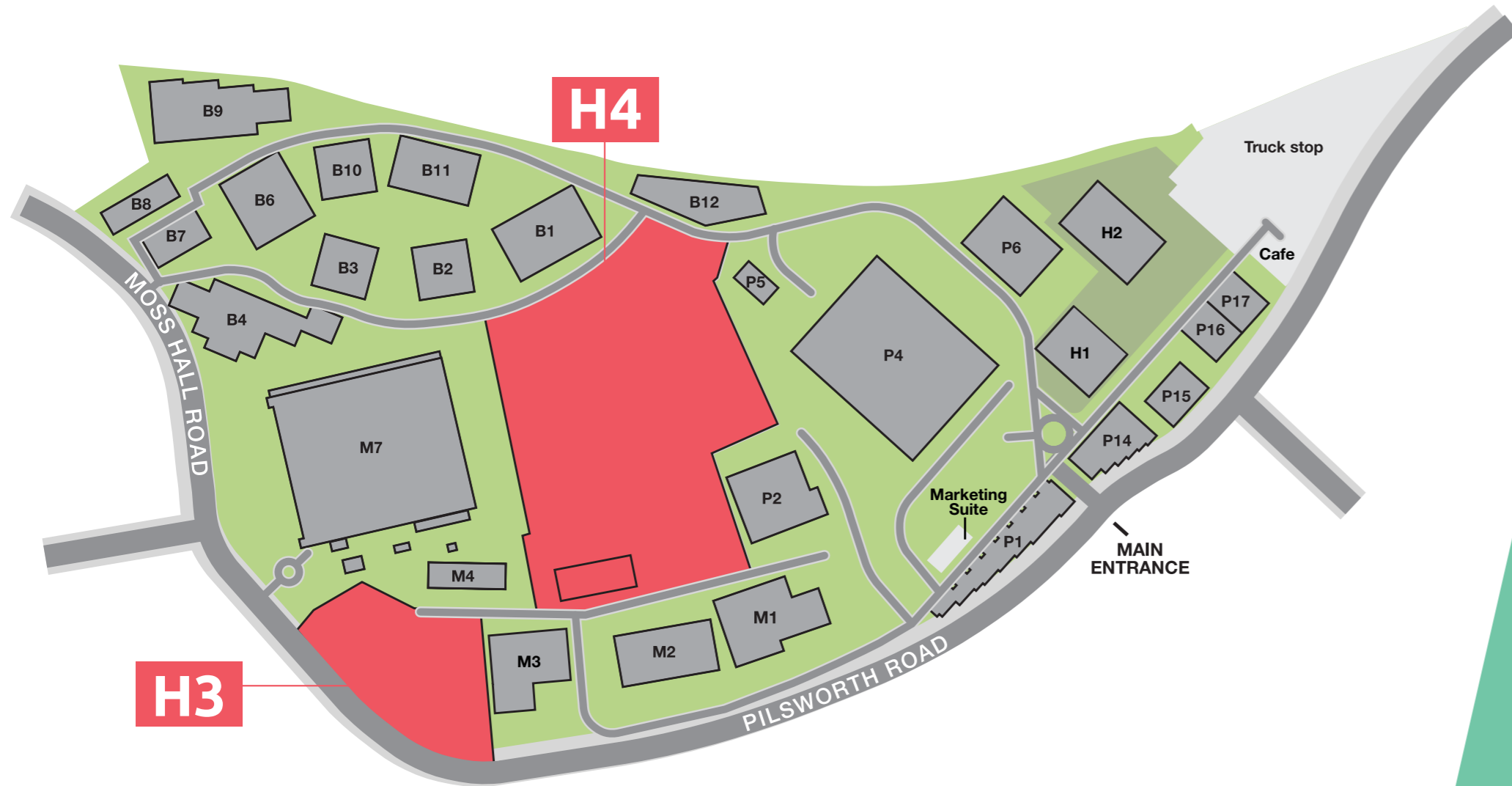
**UNITS**  
**H3 & H4**



**HEYWOOD**  
DISTRIBUTION PARK

M66/ M62/ M60  
MANCHESTER OL10 2TT





# H3 & H4

## LOCATED WITHIN THE ESTABLISHED HEYWOOD DISTRIBUTION PARK

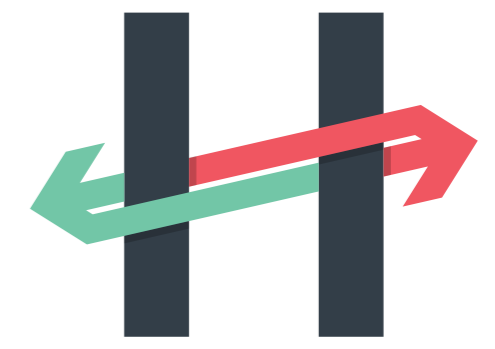
Heywood Distribution Park is one of the best known industrial and distribution estates in the North West. The estate benefits from award winning 24/7 security and is set within an attractive, landscaped environment. The Park's award-winning Truck Stop and Café offers truckers superb facilities and secure overnight parking.

- The unit is set within the 200 acre Heywood Distribution Park, one of the best known and established parks in the North West
- The Park benefits from award winning 24/7 on-site security, CCTV monitoring and gatehouse entry
- Attractive landscaped environment with on-site amenities
- Large skilled local labour force
- Prime location on the M62 corridor
- 1 mile from Junction 3 of the M66 and 2.5 miles from Junction 19 of the M62
- 9 miles from Manchester City Centre

**DESIGN AND BUILD OPTIONS**  
**60,000 - 630,000 SQ FT**  
 (5,574 - 58,520 SQ M)

### 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.



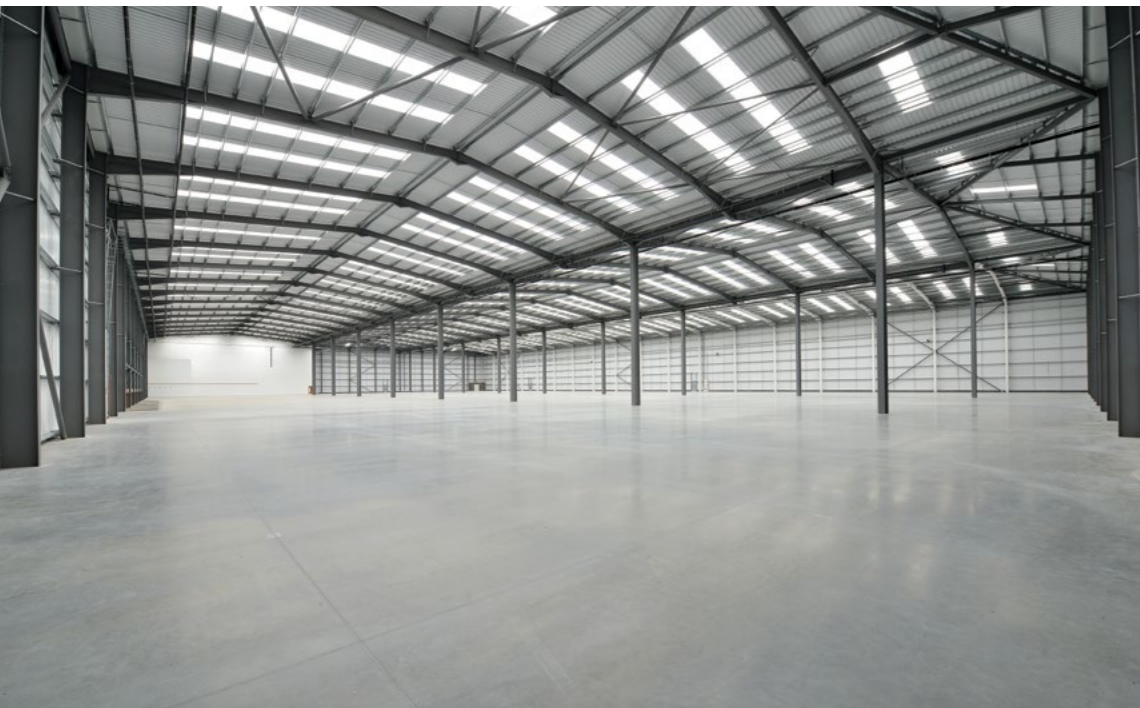
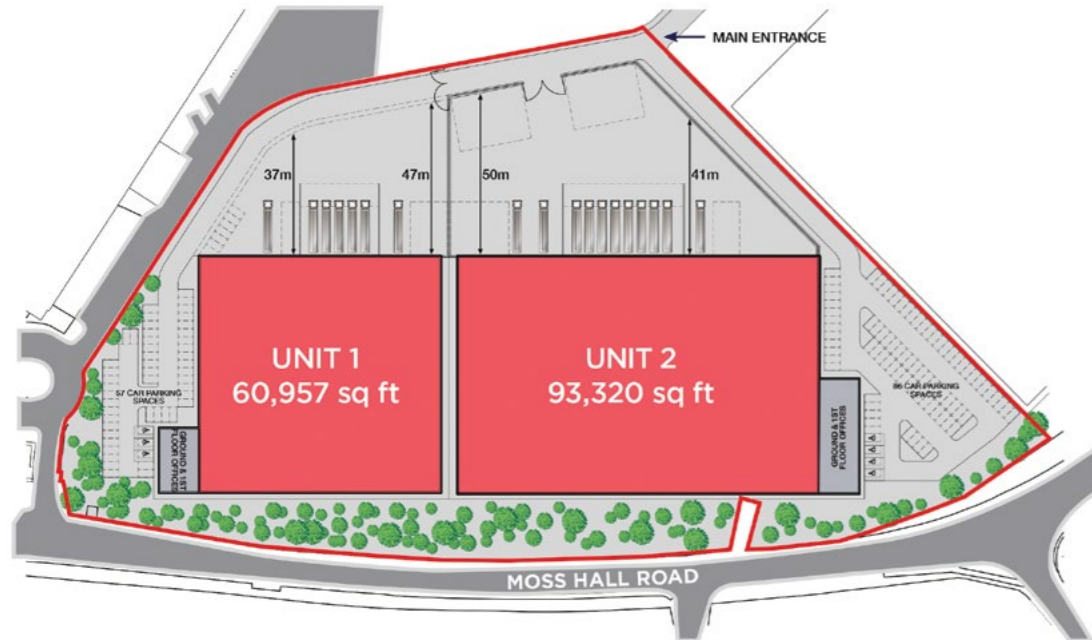
**HEYWOOD**  
 DISTRIBUTION PARK

M66/ M62/ M60  
 MANCHESTER OL10 2TT





## SITEPLAN

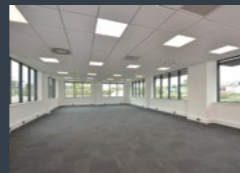


# H3

## POTENTIAL OPTIONS

### 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

### OFFICES

- Suspended ceilings
- LG3 lighting
- Raised floors

### ACCOMMODATION UNIT 1

|              |                   |                     |
|--------------|-------------------|---------------------|
| Warehouse    | 5,156 sq m        | 56,156 sq ft        |
| Offices      | 446 sq m          | 4,801 sq ft         |
| <b>Total</b> | <b>5,663 sq m</b> | <b>60,957 sq ft</b> |

### ACCOMMODATION UNIT 2

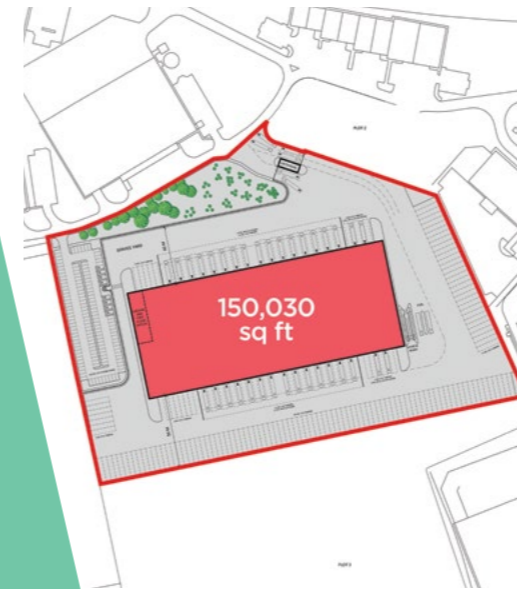
|              |                   |                     |
|--------------|-------------------|---------------------|
| Warehouse    | 7,856 sq m        | 84,660 sq ft        |
| Offices      | 446 sq m          | 4,801 sq ft         |
| <b>Total</b> | <b>8,670 sq m</b> | <b>93,320 sq ft</b> |

## SITEPLAN

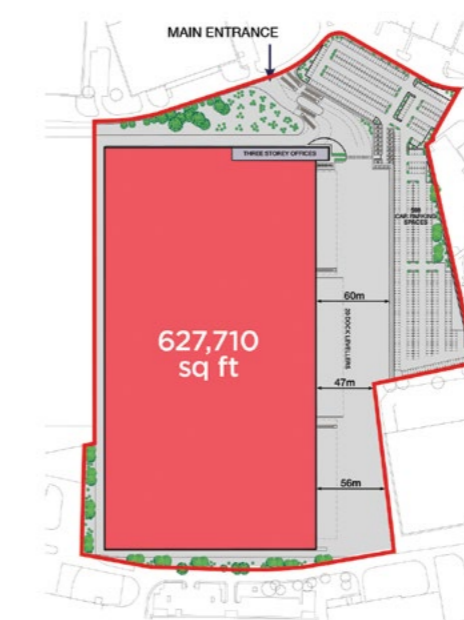
### OPTION 1



### OPTION 3



### OPTION 2



### OPTION 4



# H4

## POTENTIAL OPTIONS

### EXTERNAL

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

### OFFICES

- Suspended ceilings
- LG3 lighting
- Raised floors

### WAREHOUSE

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

### ACCOMMODATION OPT 1

|              |                    |                      |
|--------------|--------------------|----------------------|
| Warehouse    | 46,251 sq m        | 500,750 sq ft        |
| Offices      | 2,284 sq m         | 24,580 sq ft         |
| <b>Total</b> | <b>48,804 sq m</b> | <b>525,330 sq ft</b> |

### ACCOMMODATION OPT 2

|              |                    |                      |
|--------------|--------------------|----------------------|
| Warehouse    | 33,546 sq m        | 602,940 sq ft        |
| Offices      | 24,770 sq m        | 24,770 sq ft         |
| <b>Total</b> | <b>58,316 sq m</b> | <b>627,710 sq ft</b> |

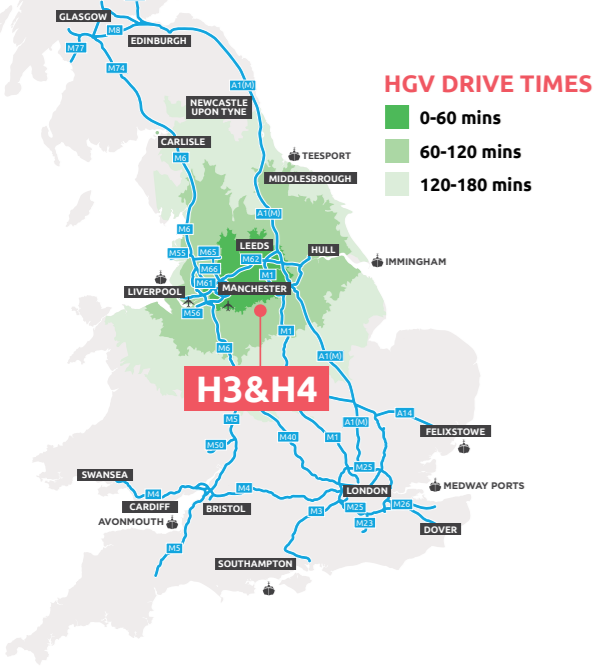
### ACCOMMODATION OPT 3

|              |                    |                      |
|--------------|--------------------|----------------------|
| Warehouse    | 13,240 sq m        | 142,515 sq ft        |
| Offices      | 698 sq m           | 7,515 sq ft          |
| <b>Total</b> | <b>13,938 sq m</b> | <b>150,030 sq ft</b> |

### ACCOMMODATION OPT 4

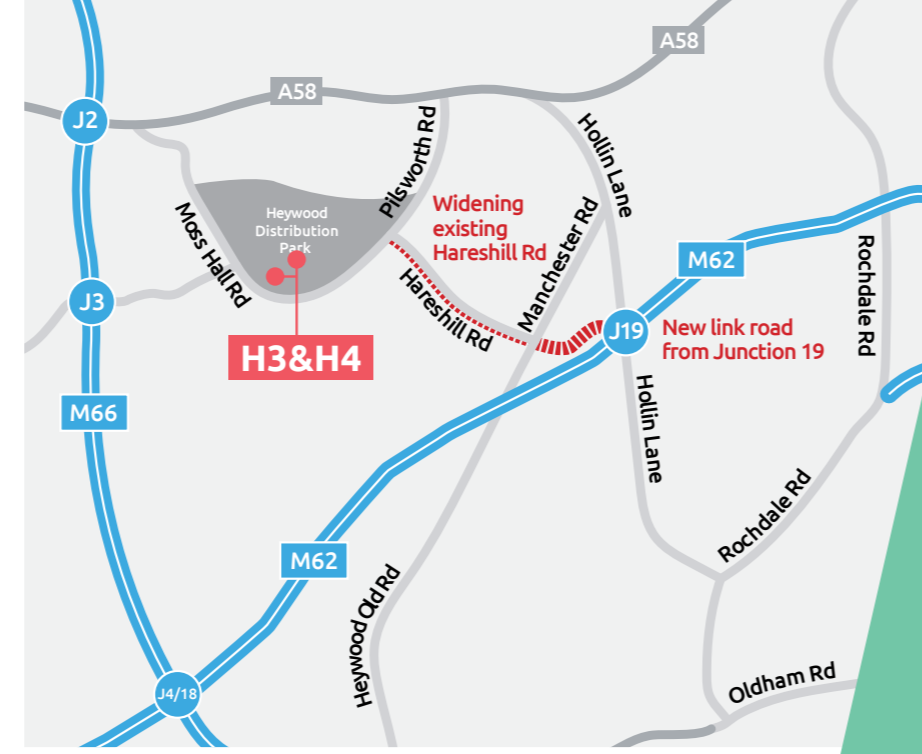
|              |                    |                      |
|--------------|--------------------|----------------------|
| Warehouse    | 31,051 sq m        | 334,233 sq ft        |
| Offices      | 1,784 sq m         | 19,206 sq ft         |
| <b>Total</b> | <b>32,835 sq m</b> | <b>353,439 sq ft</b> |





## HGV DISTANCES FROM HEYWOOD POINT

|                        | MILES | HRS/MINS |
|------------------------|-------|----------|
| Jct 3, M66             | 1     | 4        |
| Jct 19, M62            | 2.5   | 11       |
| Manchester City Centre | 9     | 30       |
| Manchester Airport     | 23    | 47       |
| Leeds                  | 36    | 1hr 7    |
| Port of Liverpool      | 39    | 1hr 15   |
| Sheffield              | 50    | 2hrs 10  |
| Nottingham             | 91    | 3hrs 15  |
| Birmingham             | 100   | 3hrs     |
| London                 | 130   | 3hrs 44  |
| Edinburgh              | 217   | 6hrs 20  |



## MANCHESTER ISN'T JUST 'CENTRALLY LOCATED', IT'S 'PERFECTLY LOCATED'.

Ten motorways, 50 motorway junctions, rail and air freight terminals. Millions of customers on your doorstep and most of the UK in a four-hour drive. Add the right supply-chain skills and lower operating costs you'll find Manchester is the ideal logistics location.

Manchester is the preferred distribution hub for global companies like Adidas; Argos; JD Sports; Kellogg's; L'Oréal; Next; Office Depot; Procter and Gamble; and major logistics firms like Kuehne & Nagel and Wincanton. It has more motorways than any other UK city and more motorway junctions.

Manchester Airport is home to the World Freight Terminal, the largest in the UK outside London.

The Manchester Ship Canal and Port of Liverpool are two dynamic international trading centres forming a single 44 mile seaway to the heart of the UK.

Universities in Manchester offer supply chain management courses to masters level.

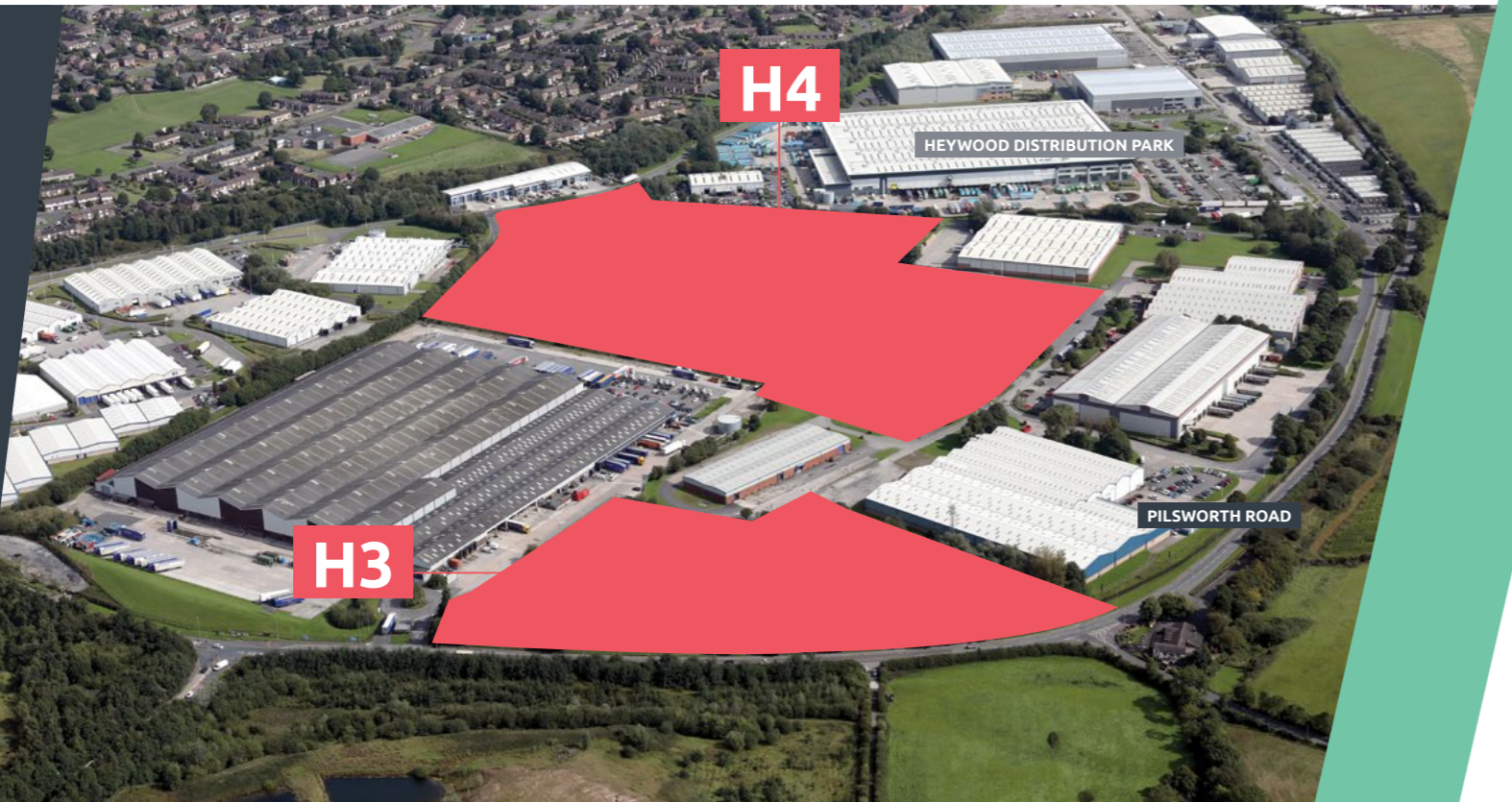


Heywood is located just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62.

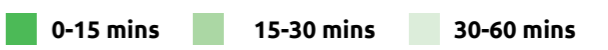
This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours.

Conveniently close to the M60 orbital motorway, Heywood Point is just nine miles from Manchester city centre.

### EASY ACCESS TO ALL MAJOR UK POPULATION CENTRES



## LOGISTICS MATTERS IN MANCHESTER



Manchester city region has a workforce of 7.2 million people within an hour's commute of the city centre.

Manchester has a distinctive geography of concentrated clusters containing a varied, qualified, skilled and sustainable labour pool.

In 2012 Manchester was ranked Europe's most competitive business city by KPMG.

### GROSS WEEKLEY PAY (FULL TIME WORKERS)







[WWW.HEYWOODDISTRIBUTIONPARK.CO.UK](http://WWW.HEYWOODDISTRIBUTIONPARK.CO.UK)

## TERMS

The unit is available on new FRI lease terms.  
Rent on application.

## VAT

All prices and rent are quoted exclusive of but  
may be liable to VAT at the prevailing rate.

## EPC

An EPC Certificate is available on request.

## CONTACT

For further information or to arrange a viewing please contact the joint agents:



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**CBRE**  
ASSET MANAGEMENT