

H4

H3

SPZ STATUS DELIVERED IN 9 MONTHS

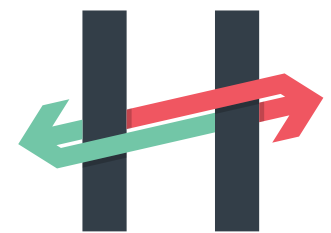
DESIGN AND BUILD OPTIONS

60,000 - 630,000 SQ FT

(5,574 - 58,520 SQ M)

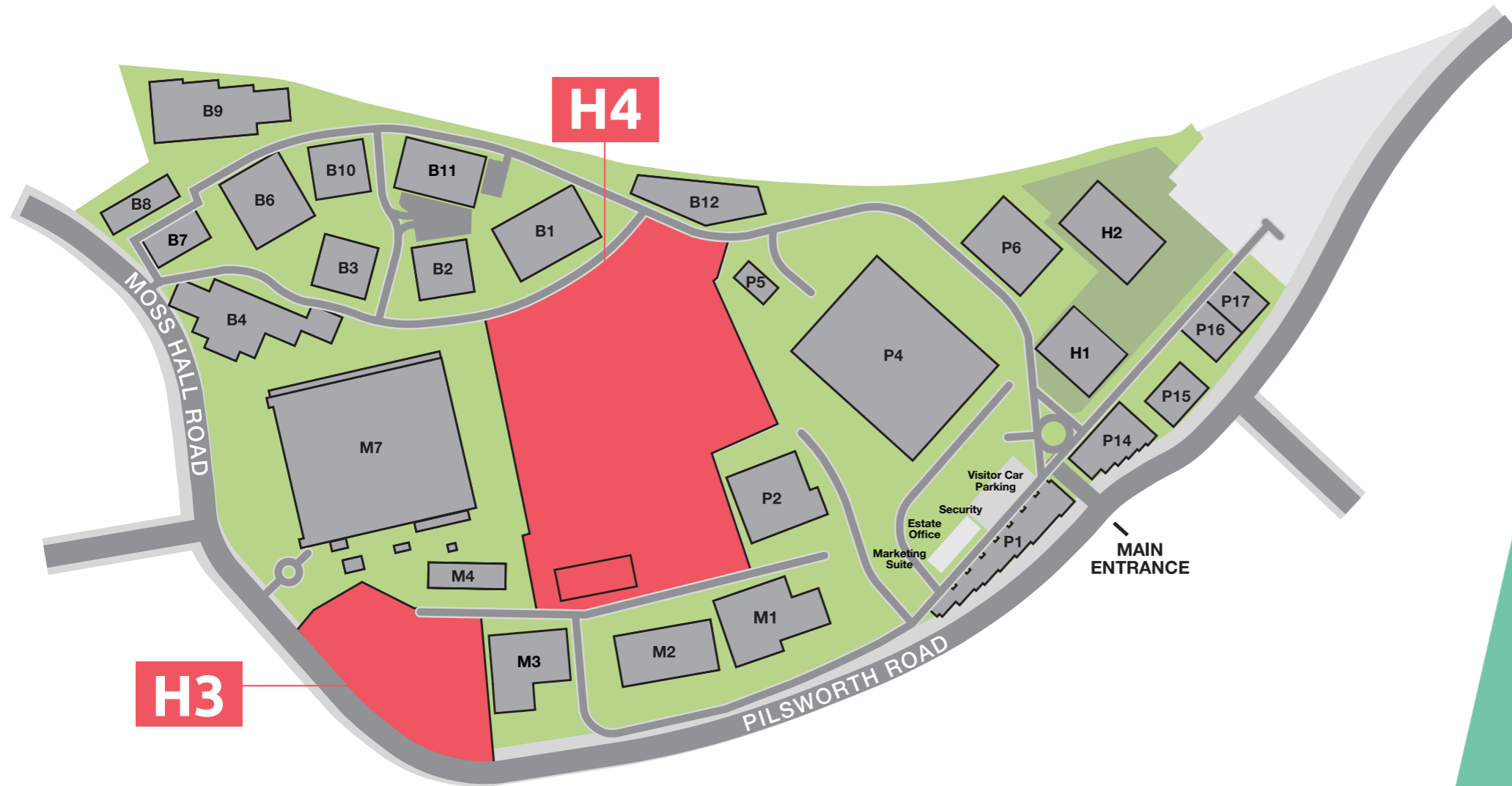
HIGHLY SECURE 200 ACRE DISTRIBUTION PARK
IN A STRATEGIC MOTORWAY LOCATION

UNITS
H3 & H4



HEYWOOD
DISTRIBUTION PARK

M66/ M62/ M60
MANCHESTER OL10 2TT

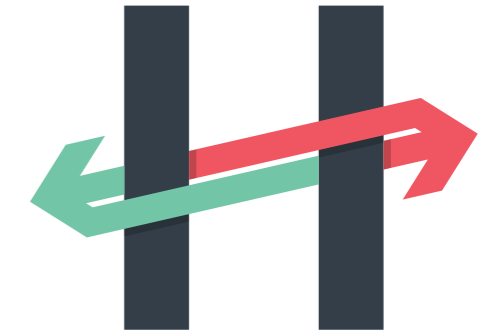


H3 & H4

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.

- Set within the 200 acre Heywood Distribution Park
- Award winning 24/7 on-site security, CCTV monitoring
- 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



HEYWOOD
DISTRIBUTION PARK

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ACCESS HAS BEEN TOTALLY TRANSFORMED WITH A NEW FREE-FLOWING ENTRY POINT



DESIGN AND BUILD OPTIONS

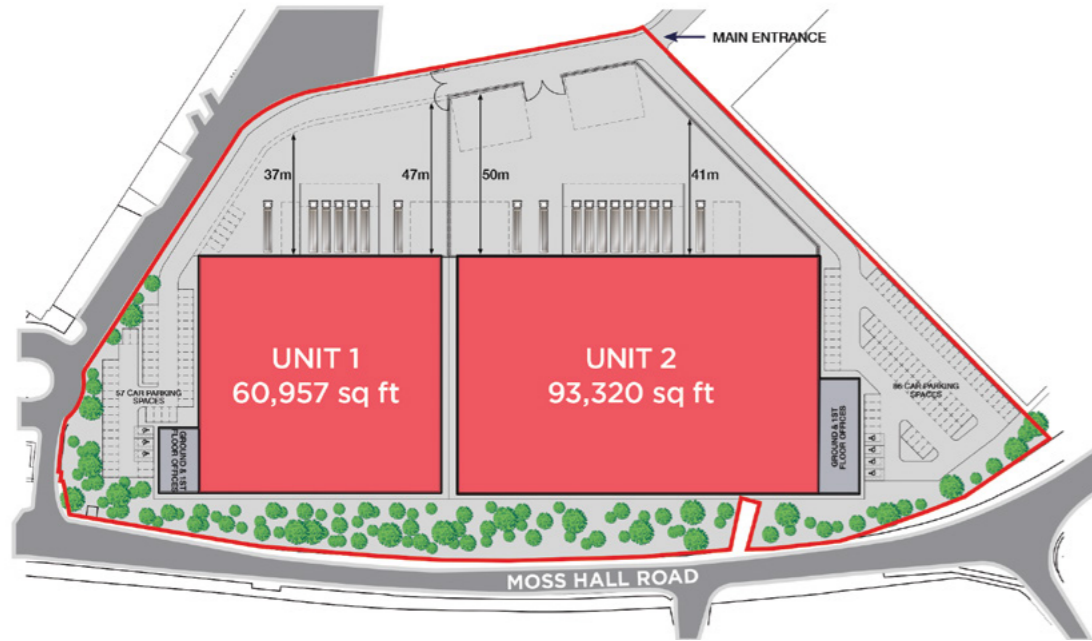
60,000 - 630,000 SQ FT
(5,574 - 58,520 SQ M)

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.



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

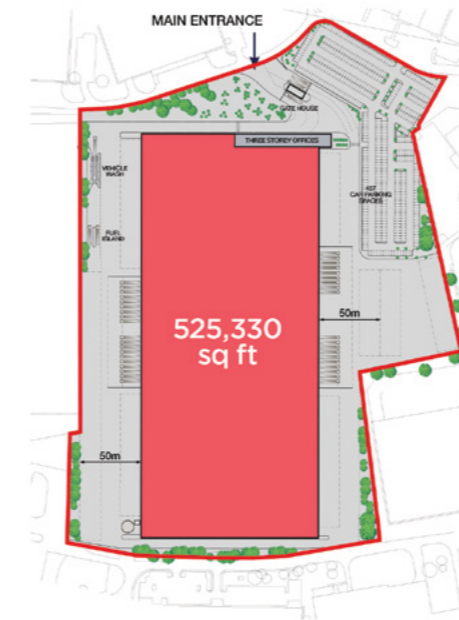
Warehouse	5,156 sq m	56,156 sq ft
Offices	446 sq m	4,801 sq ft
Total	5,663 sq m	60,957 sq ft

ACCOMMODATION UNIT 2

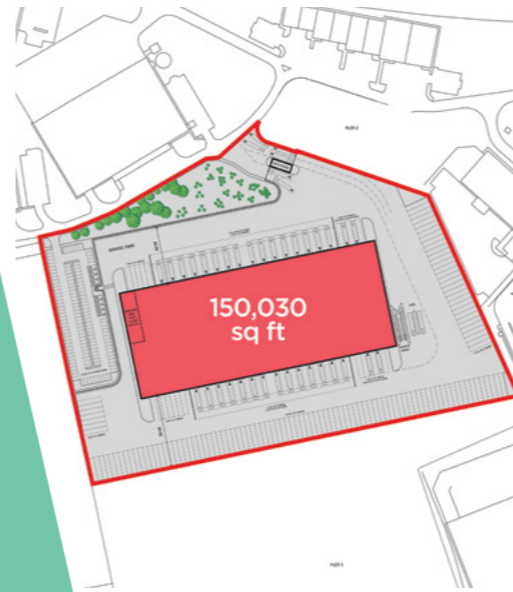
Warehouse	7,856 sq m	84,660 sq ft
Offices	446 sq m	4,801 sq ft
Total	8,670 sq m	93,320 sq ft

SITEPLAN

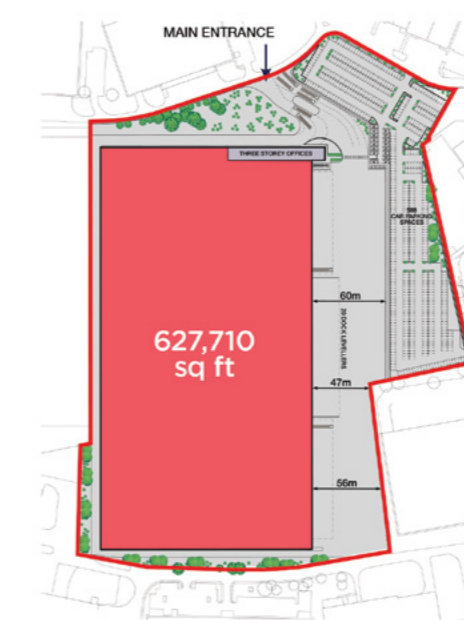
OPTION 1



OPTION 3



OPTION 2



OPTION 4



H4

POTENTIAL OPTIONS

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ACCOMMODATION OPT 1

Warehouse	46,251 sq m	500,750 sq ft
Offices	2,284 sq m	24,580 sq ft
Total	48,804 sq m	525,330 sq ft

ACCOMMODATION OPT 2

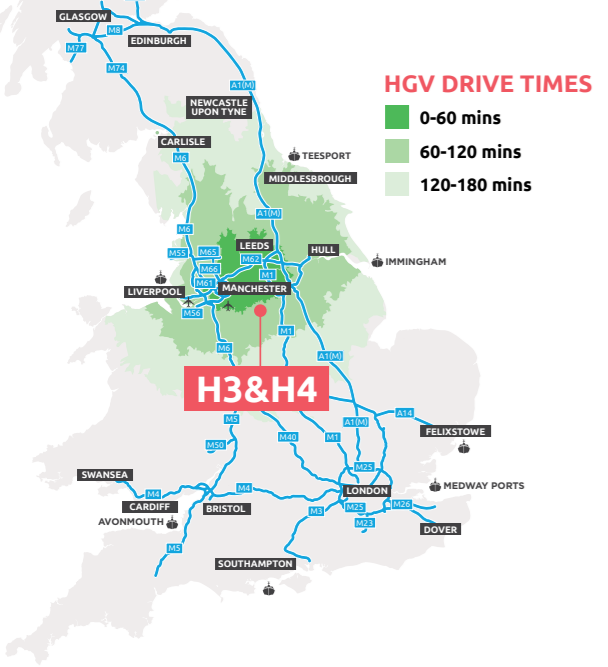
Warehouse	33,546 sq m	602,940 sq ft
Offices	24,770 sq m	24,770 sq ft
Total	58,316 sq m	627,710 sq ft

ACCOMMODATION OPT 3

Warehouse	13,240 sq m	142,515 sq ft
Offices	698 sq m	7,515 sq ft
Total	13,938 sq m	150,030 sq ft

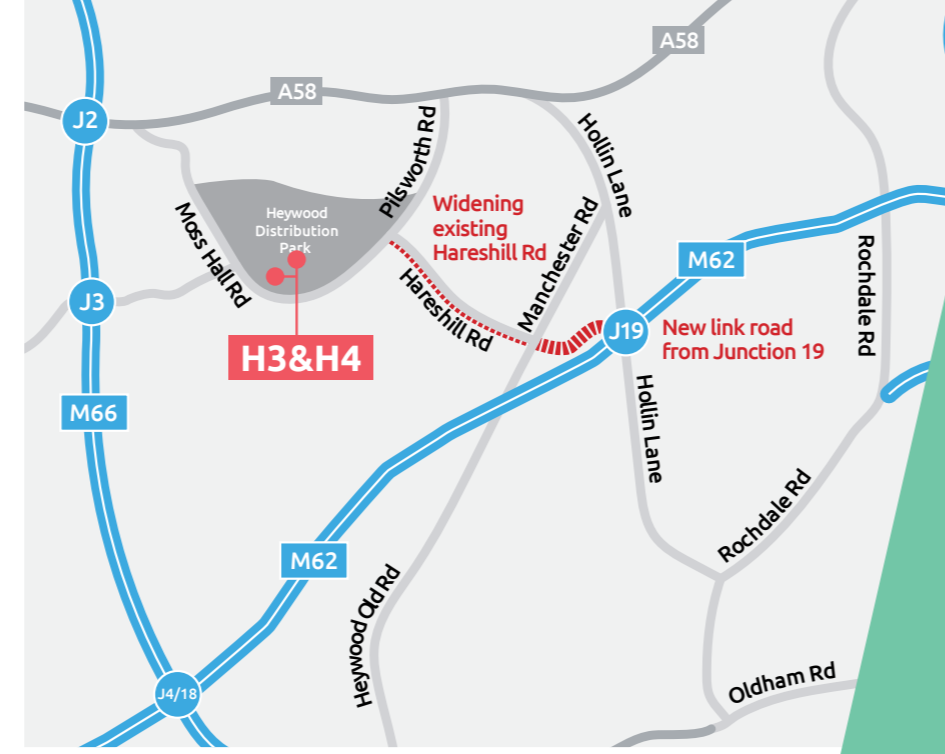
ACCOMMODATION OPT 4

Warehouse	31,051 sq m	334,233 sq ft
Offices	1,784 sq m	19,206 sq ft
Total	32,835 sq m	353,439 sq ft



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'.

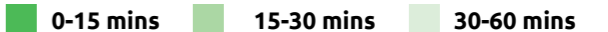
Ten motorways, 50 motorway junctions, rail and air freight terminals. Millions of customers on your doorstep and most of the UK in a four-hour drive. Add the right supply-chain skills and lower operating costs you'll find Manchester is the ideal logistics location.

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.



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)



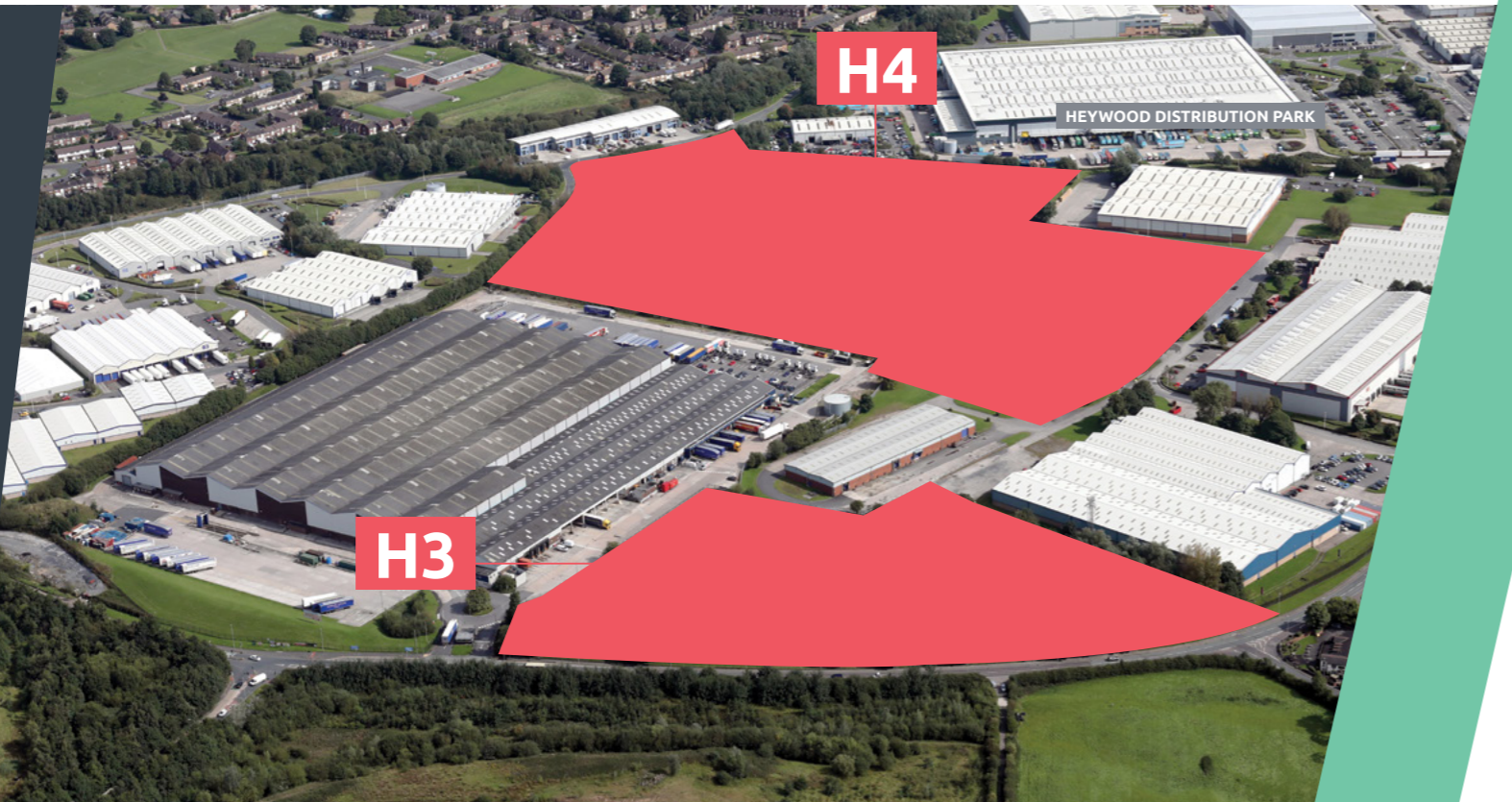
HEYWOOD
DISTRIBUTION PARK
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Heywood is located just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62.

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





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:



Stephen Capper
stephen.capper@cbre.com

James Berry
james.berry@cbre.com



Will Kenyon
will@b8re.com

Anthony Mellor
anthony@b8re.com



Andrew Lynn
andrew.lynn@dtre.com

Jack Weatherilt
jack.weatherilt@dtre.com

CBRE
ASSET MANAGEMENT