

Consented 4 million sq ft scheme over 250 acres
Manufacturing/distribution opportunities

Design and build



Speculative build



Plots available



- Adjacent to junction 4 on M61
- Opportunities from 20,000 sq ft up to one million sq ft
- 1.5 million sq ft completed or under construction



A RARE OPPORTUNITY IN AN EXCEPTIONAL LOCATION

Logistics North is the North West's largest live logistics and manufacturing development:

- 4 million sq ft of employment space across 250 acres, providing freehold and leasehold opportunities
- 1.5 million sq ft completed or under construction
- 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
- Aldi, MBDA and Joy Global already confirmed as occupiers
- 550 acre country park also under construction, providing unique surroundings for employees on-site
- Infrastructure works completed opening up the entire site.

Logistics North offers the best speculative and design and build opportunities available for manufacturing and distribution businesses.

Since receiving outline planning consent in December 2013, 1.5 million sq ft of employment development has been completed or under construction – emphasising the site's prime position in the North West commercial market and the ability to deliver what occupiers need quickly.

This includes two prime Grade 'A' logistics buildings, funded by M&G Real Estate and being delivered by Harworth Group, that tackles head-on the limited existing supply of this type of unit in the region.

The scheme also benefits from extremely strong support from Bolton Metropolitan Borough Council, the Greater Manchester Combined Authority, and MIDAS – Greater Manchester's Inward Investment Agency.

THE ABILITY TO DELIVER

Since the site received planning consent in December 2013, 30% of consented space has already been built or is under construction. This speed of delivery has been underpinned by the efficient delivery of new on-site infrastructure. Construction of Logistics North's principal estate road, which unlocked the entirety of the site was completed in 2015. 2.5 million sq ft of commercial space remains, including the opportunity for the site to accommodate a single unit of up to 1 million sq ft.

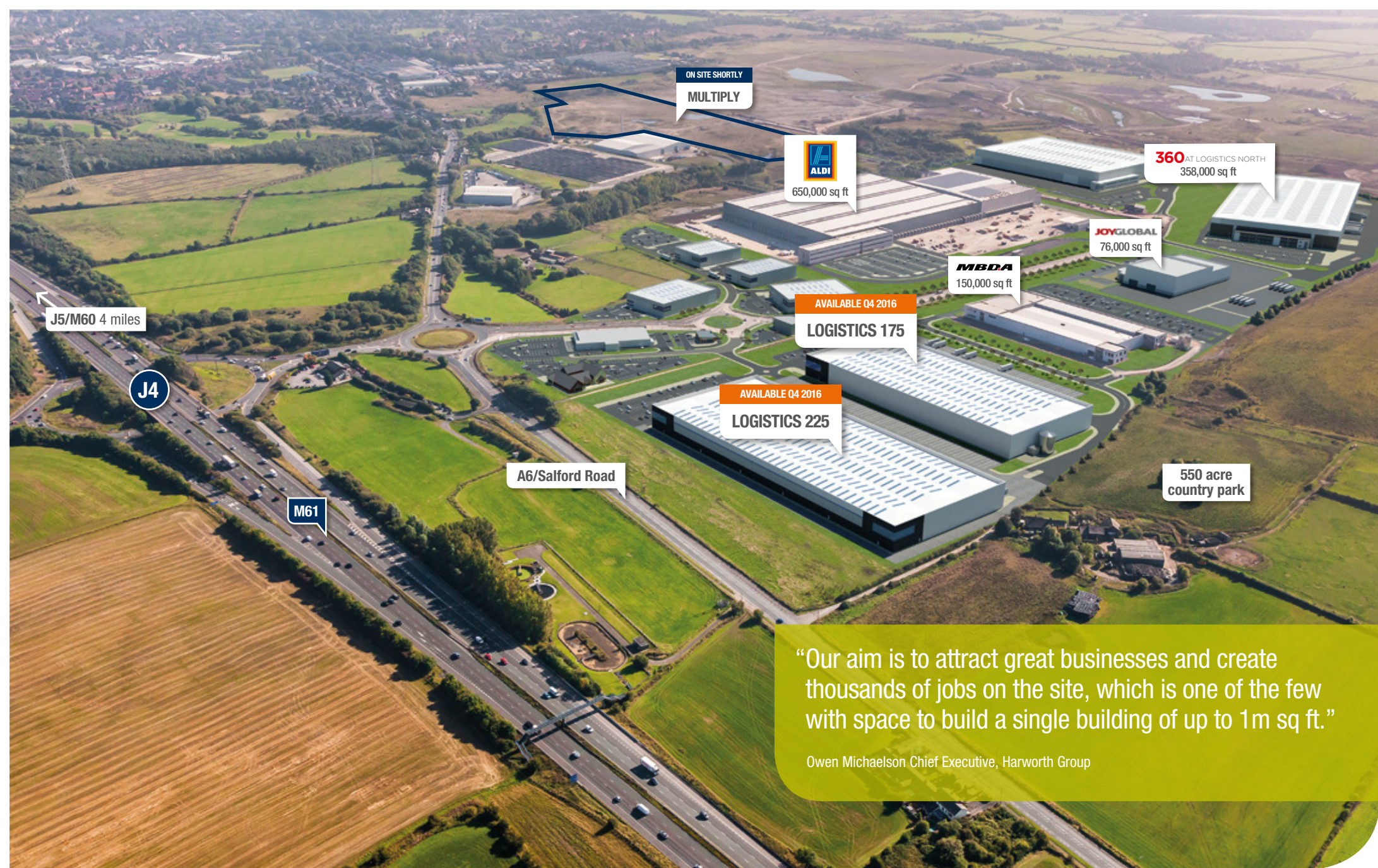
ANCHORED BY ALDI

Aldi's new regional distribution centre officially opened in April 2016, with 550 staff already on-site working from the new base. This includes a whole floor dedicated to the 'Academy', which is Aldi's training department to develop staff.



"Aldi has ambitious expansion plans for the region during the next few years, and the distribution centre is set to support around 400 jobs initially, and we will be recruiting for some roles in the coming months."

James Hutcheson
Regional Managing Director of Aldi Stores



ON SITE SHORTLY
MULTIPLY



650,000 sq ft

360 AT LOGISTICS NORTH
358,000 sq ft

JOYGLOBAL
76,000 sq ft

MBDA
150,000 sq ft

AVAILABLE Q4 2016

LOGISTICS 175

AVAILABLE Q4 2016

LOGISTICS 225

A6/Salford Road

550 acre
country park

M61

J4

J5/M60 4 miles

“Our aim is to attract great businesses and create thousands of jobs on the site, which is one of the few with space to build a single building of up to 1m sq ft.”

Owen Michaelson Chief Executive, Harworth Group

Harworth

A GREAT PLACE TO WORK

Average annual salary comparison



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.co.uk



ALDI, LOGISTICS NORTH



LOGISTICS 225 & LOGISTICS 175



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

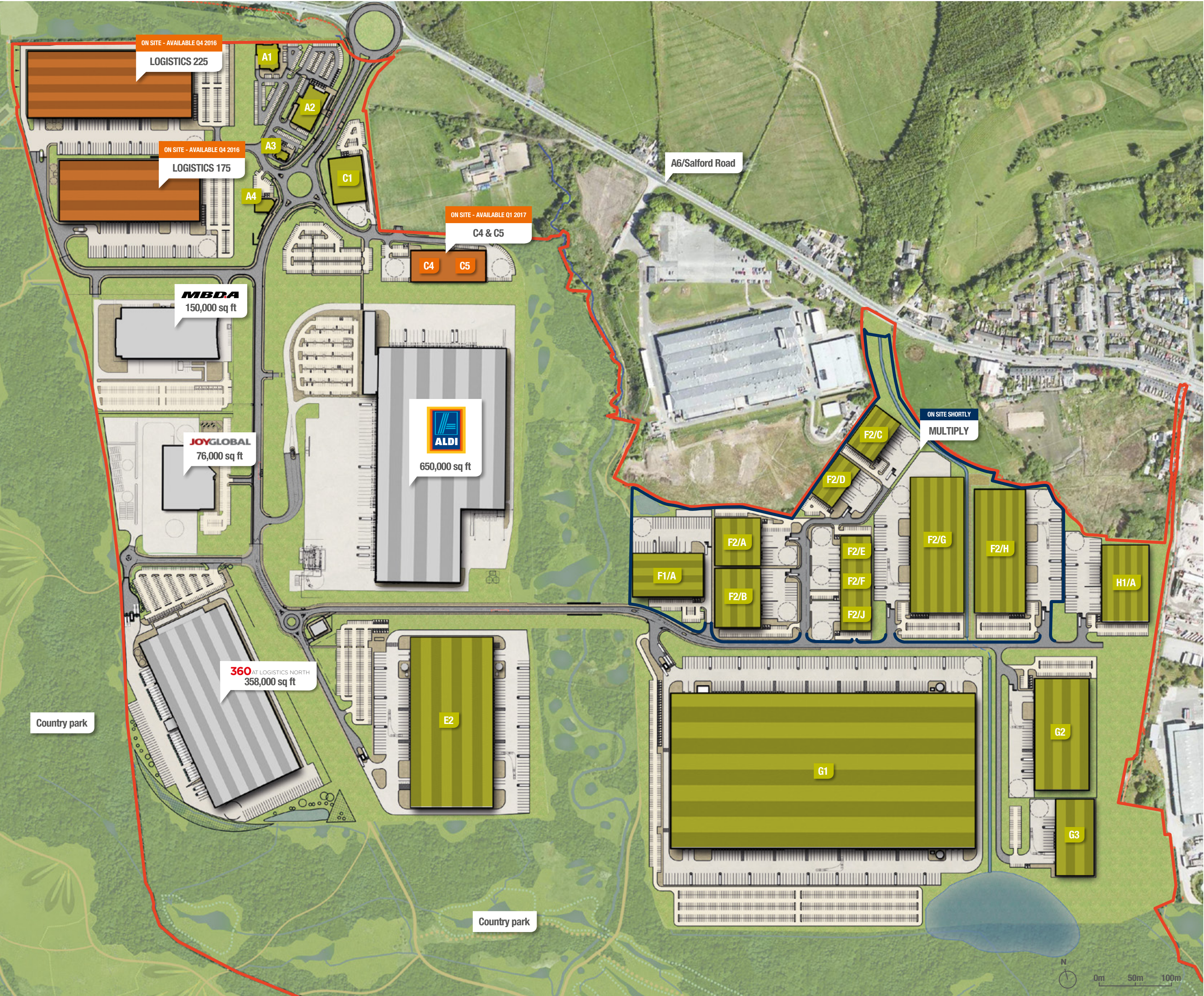


HARWORTH

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 150 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.

Harworth



SCHEDULE OF ACCOMMODATION

Phase 1				
Plot	Status	Availability	sq ft (GIA)	Acres
A1	-	Under offer	-	-
A2	-	Under offer	-	-
A3	-	Under offer	-	-
A4	-	Available	-	0.61
Logistics 225	On site available Q4 2016	Interest pending	225,000	-
Logistics 175	On site available Q4 2016	Interest pending	175,000	-
B1	Completed	MBDA	150,000	-
B2	Completed	Joy Global	76,000	-
C1	-	Available	-	2.12
C4	On site available Q1 2017	Interest pending	24,750	-
C5	On site available Q1 2017	Interest pending	27,000	-
D1	Completed	Aldi	650,000	-
E1	On site now	360 at Logistics North	358,000	-
E2	-	Available	287,000	18.29

Phase 2				
Plot	Status	Availability	sq ft (GIA)	Acres
Multiply - F1/A	On site shortly	Available	64,000	-
Multiply - F2/A	On site shortly	Available	45,000	-
Multiply - F2/B	On site shortly	Available	56,000	-
Multiply - F2/C	On site shortly	Available	30,000	-
Multiply - F2/D	On site shortly	Available	25,000	-
Multiply - F2/E	On site shortly	Available	19,000	-
Multiply - F2/F	On site shortly	Available	19,000	-
Multiply - F2/G	On site shortly	Available	149,000	-
Multiply - F2/H	On site shortly	Available	131,000	-
Multiply - F2/J	On site shortly	Available	23,000	-
H1/A	-	Available	75,000	-
G1	-	Available	975,000	-
G2	-	Available	125,000	-
G3	-	Available	60,000	-

“Logistics North is a key scheme for Bolton and the wider Greater Manchester region. We’re pleased to be working alongside Harworth Group in delivering a scheme that will have clear long-term benefits.”

Stephen Young
Director of Development and Regeneration, Bolton Council

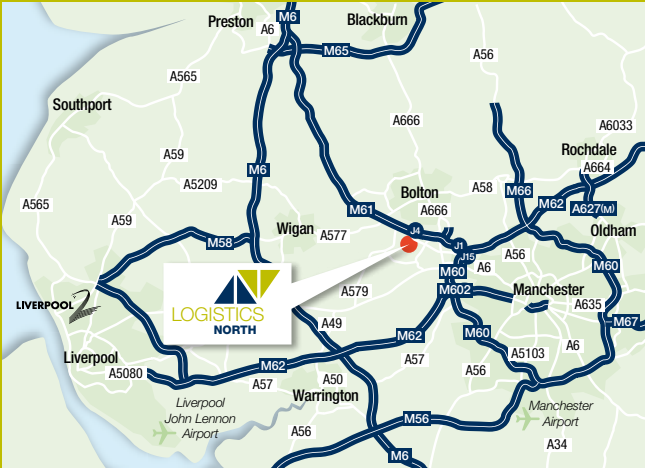
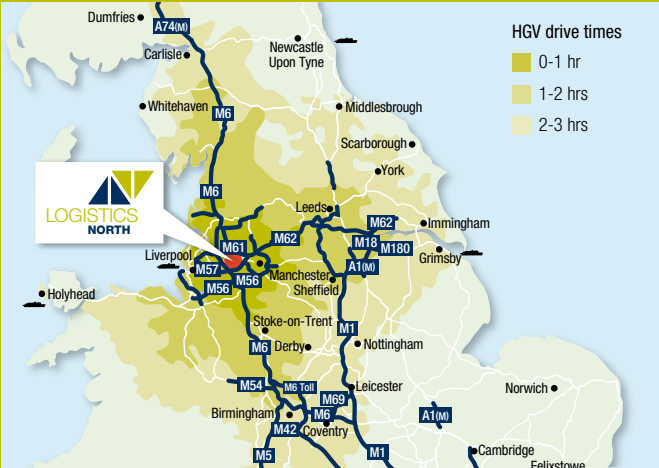
FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

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.



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

CONTACT & FURTHER INFORMATION



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