

MULTIPLY PHASE 2

AT LOGISTICS NORTH

M61/J4 GREATER MANCHESTER
BOLTON BL5 1BT

High bay warehouse/industrial unit
Unit F2/G - 149,300 sq ft

Speculative new build



**SHORT TERM LET
OPPORTUNITIES
AVAILABLE**

STC

Last remaining phase 2 unit

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

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 rjo42
- 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

- 12.5 metre eaves height
- 10 dock level and 4 level access loading doors
- 50 metre yard depth
- 5% mezzanine office content
- 133 car parking spaces
- HGV parking (35 spaces)
- Additional HGV Parking / storage area
- Fully secure ring fenced site
- Bespoke fit-out solutions available
- BREEAM rating of 'Very Good'
- Fully landscaped within a country park environment
- Capacity for 19,000 pallet positions

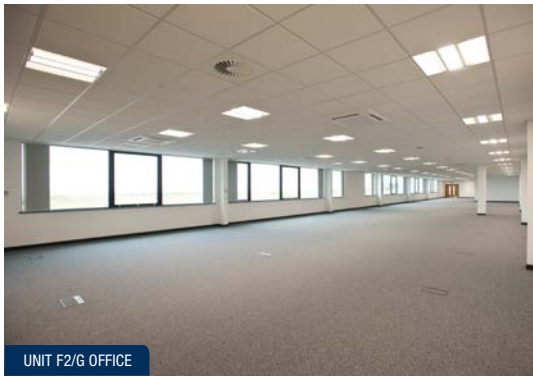
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PHASE 2



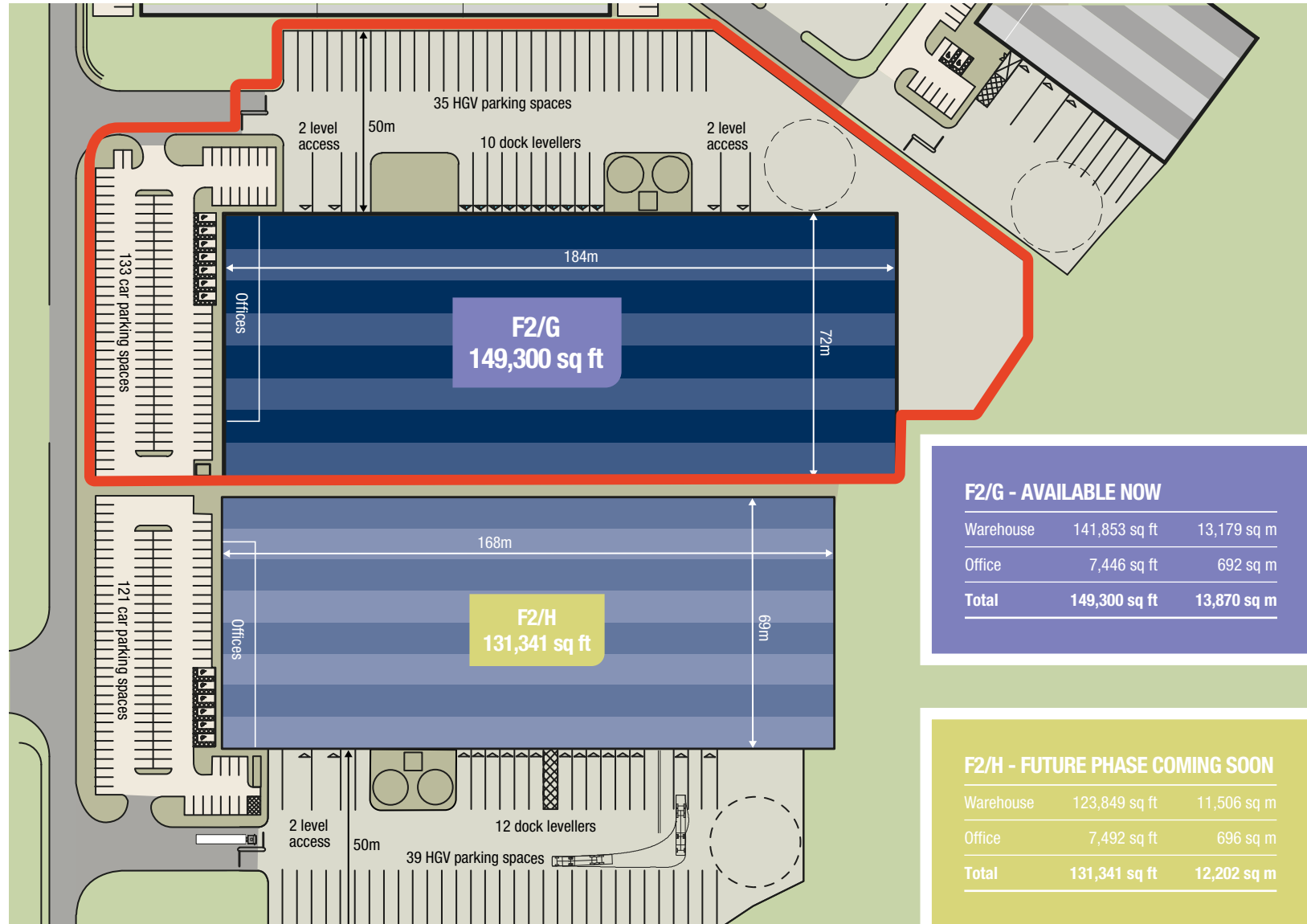
UNIT F2/G WAREHOUSE



UNIT F2/G OFFICE



UNIT F2/G DOCK LEVELLERS



F2/G - AVAILABLE NOW

Warehouse	141,853 sq ft	13,179 sq m
Office	7,446 sq ft	692 sq m
Total	149,300 sq ft	13,870 sq m

F2/H - FUTURE PHASE COMING SOON

Warehouse	123,849 sq ft	11,506 sq m
Office	7,492 sq ft	696 sq m
Total	131,341 sq ft	12,202 sq m

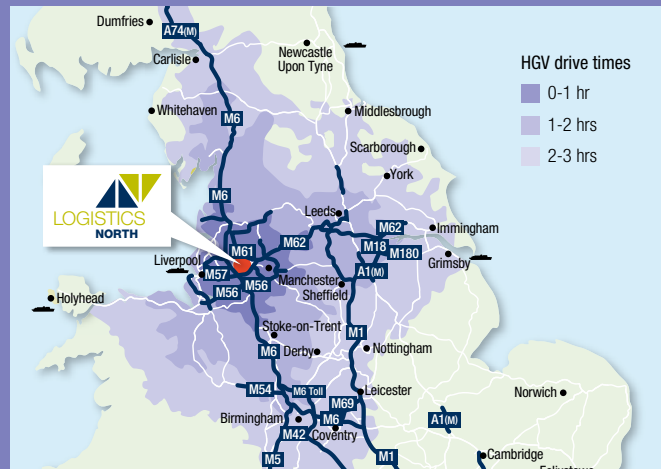
FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

Bolton BL5 1BT

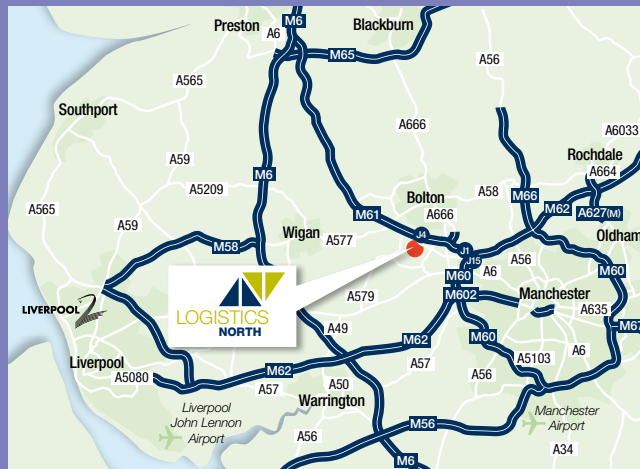
Location

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.



Source: www.drivetimemaps.co.uk



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

Source: ukhauller.co.uk

TERMS

The units are available on a leasehold basis. Rent on application with the joint agents.

EPC RATINGS

EPC certificates are available on request.

CONTACT & FURTHER INFORMATION



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