

LN|50 - 50,809 Sq Ft

JUNCTION 4 M61, GREATER MANCHESTER, BOLTON, BL5 1BT

FOR SALE/TO LET

MANUFACTURING/DISTRIBUTION UNIT

CONSTRUCTION UNDERWAY - AVAILABLE QUARTER 2 2021



Indicative Image of similar building

**Last remaining opportunity
on the North West's
largest live commercial
development**

Immediate access to J4 M61

M60 and M62 within 4 miles

550-acre Country Park for Health
& Wellbeing

Range of supporting facilities
on-site

Supported by



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EUROPEAN REGIONAL DEVELOPMENT FUND

Harworth

Transform Regenerate Revitalise
www.harworthgroup.com

Last Remaining Opportunity at Logistics North

Harworth is now directly developing a 50,809 sq. ft unit on Logistics North's last available plot - flexible, high-quality space that is suitable for a range of employment uses on a high quality development.

- 4 million sq ft of employment space across 250 acres
- Direct access to junction 4 of the M61
- M60 and M62 within four miles, providing access to over 21 million consumers within a two hour drive
- Occupiers include Costa, Greene King, Aldi, MBDA, Komatsu, Whistl, Lidl and Amazon
- 550 acre country park providing unique surroundings for employees on-site

Building to a High Environmental Standard

Harworth Group is committed to creating places and units in a way that minimises its environmental impact. This new unit will achieve a minimum BREEAM rating of 'very good' whilst also providing a range of other efficiency measures within its base specification.

Specification

- 10 metre clear height
- 4 dock level and 2 level access doors
- 50 metre yard depth
- 5,594 sq ft Category A fit out first floor office
- 53 car parking spaces (including 3 accessible spaces and 6 electric vehicle charging points)
- HGV parking 20 (including 6 loading)
- Additional secure ring fenced compound/amenity space
- Bespoke fit-out solutions available
- BREEAM rating of 'Very Good'
- Fully landscaped within a country park environment
- 500 KVA power supply



Harworth

LN|50 Layout

Industrial and warehouse unit
50,809 sq ft.

Warehouse 45,215 sq ft
First Floor Office &
Ground Floor Reception 5,594 sq ft



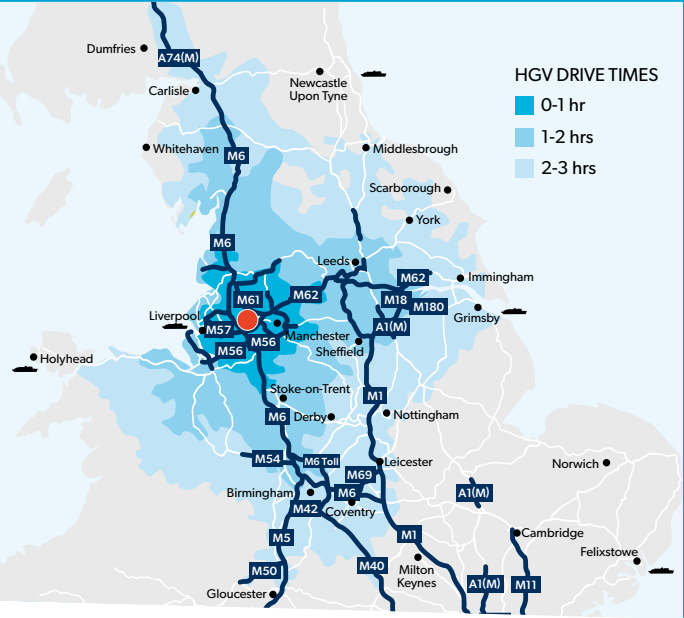
Fantastic access to the whole of the UK transport network

JUNCTION 4/M61, BOLTON

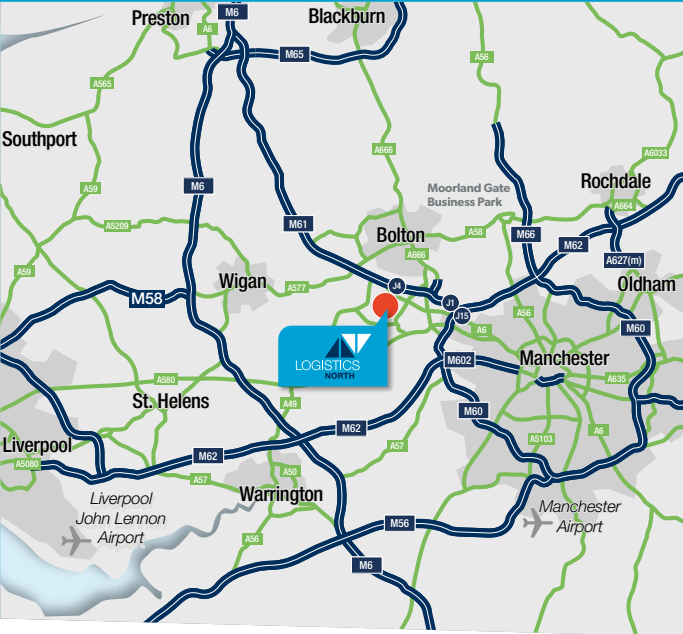
Location

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: ukhaulier.co.uk

Contact & further information



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TERMS

The unit is available on a freehold or leasehold basis. Price and rent on application with the joint agents.

A development by Harworth Group in association with:



VAT

VAT will be charged at the prevailing rate.

EPC

EPC certificates are available on request.

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