

- Cross-docked warehouse facility
- Up to 280,641 sq ft

## TO LET

- F2/G – 149,300 sq ft available now
- F2/H – 131,341 sq ft detailed planning in place
- Capable of combination (subject to planning)



**Last remaining opportunities  
at Multiply Logistics North**



## 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
- 3 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'.

### Standard Specification

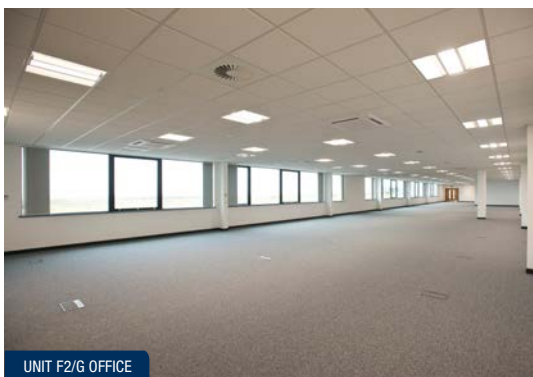
- 50 metre yard depths
- 5% mezzanine office content
- Bespoke fit-out solutions available
- BREEAM rating of 'Very Good'
- Fully landscaped within a country park
- Fully secure ring fenced site
- 12.5 metre eaves height
- 22 dock level and 6 level access loading doors
- 254 car parking spaces
- 74 HGV parking spaces
- Additional HGV parking / storage area

**Transform   Regenerate   Revitalise**

**[www.logisticsnorth.com](http://www.logisticsnorth.com)**



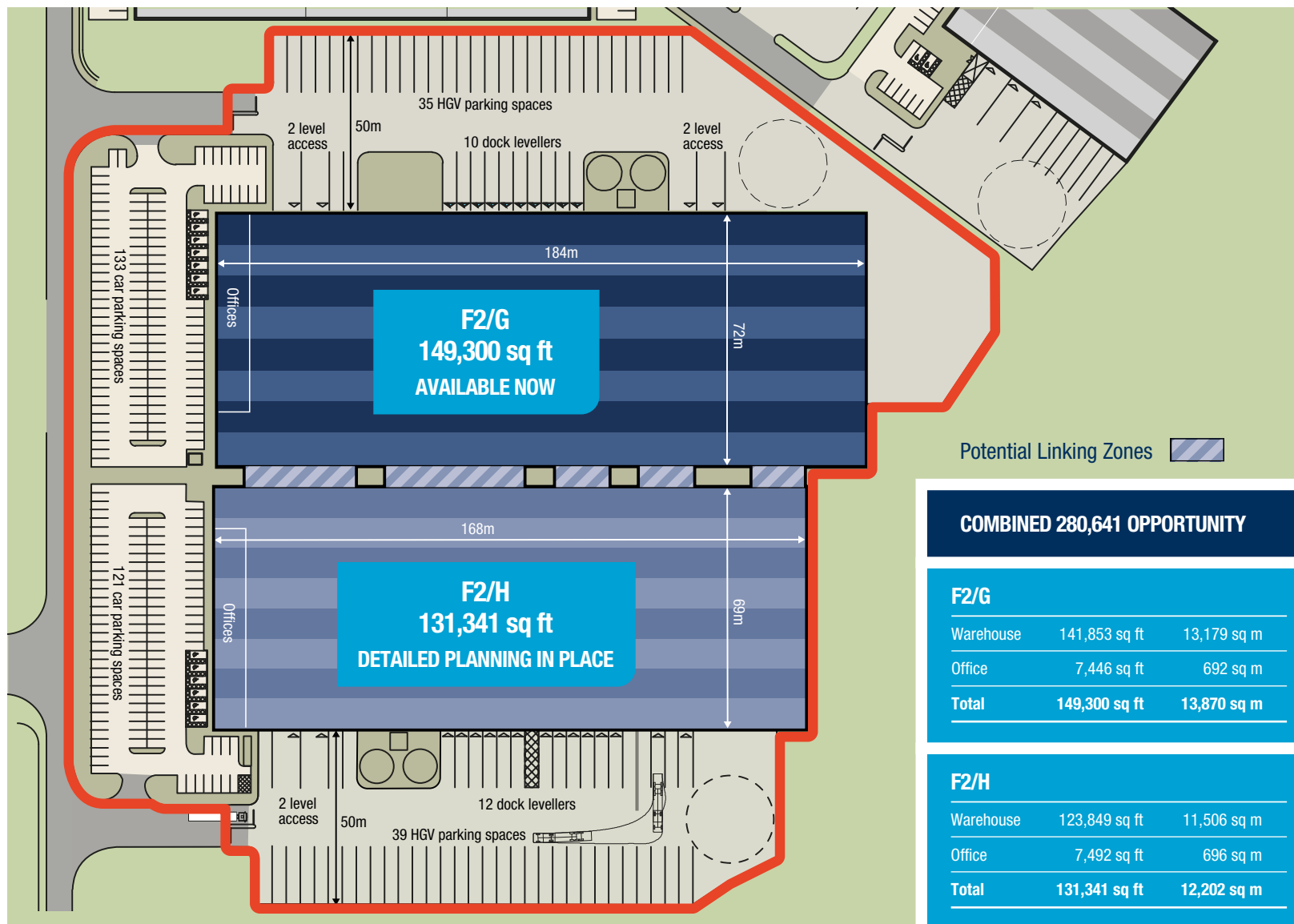
UNIT F2/G WAREHOUSE



UNIT F2/G OFFICE



UNIT F2/G DOCK LEVELLERS



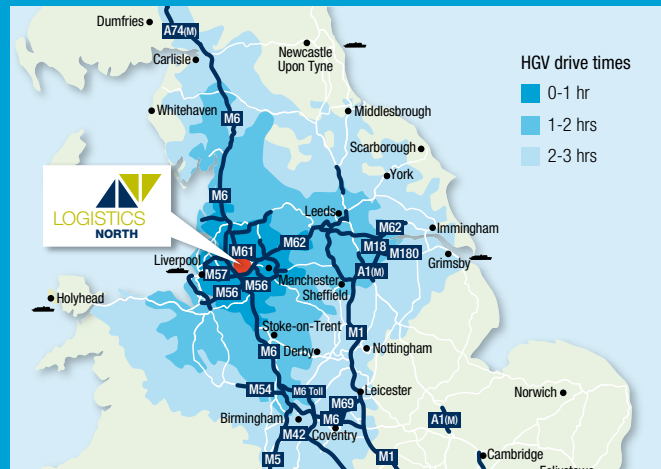
# FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

Bolton BL5 1BT

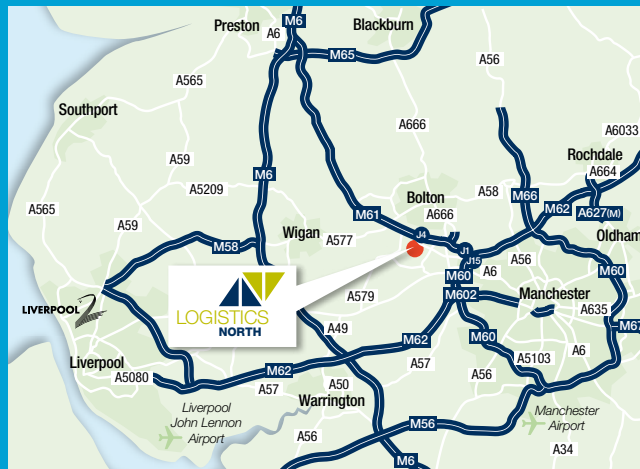
## Location

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](http://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: [ukhauler.co.uk](http://ukhauler.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



**Steve Johnson**  
steve@b8re.com  
07771 888 363

**Paul Thorne**  
paul@b8re.com  
07798 576 809



**Richard Johnson**  
richard.johnson@eu.jll.com  
07980 837 328

**Rob Kos**  
Robert.Kos@eu.jll.com  
07709 846 930



**Rob Tilley**  
rob.tilley@knightfrank.com  
07973 622 837

**Sam Royle**  
sam.royle@knightfrank.com  
07793 808 264



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[www.logisticsnorth.com](http://www.logisticsnorth.com)

