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

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

Speculative new build

Last remaining phase 2 unit

M61/J4 GREATER MANCHESTER
BOLTON BL5 1BT
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 rijo42
- 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

Transform  Regenerate  Revitalise
www.logisticsnorth.com
Notes
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2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
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Client
Title
Status
Checked by
Drawn By
Drawing Number
Rev
Project
Project Leader

Description
Rev
By
Ckd
Date
Scale

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

LPP
Local Pensions Partnership

Lancashire County Council

Knight Frank Investment Management

Harworth
FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

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

<table>
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<tr>
<th>Drive times</th>
<th>Distance</th>
<th>Journey</th>
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<tbody>
<tr>
<td>M60, Manchester Orbital</td>
<td>4 miles</td>
<td>08 mins</td>
</tr>
<tr>
<td>Warrington</td>
<td>20 miles</td>
<td>45 mins</td>
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<tr>
<td>Liverpool</td>
<td>31 miles</td>
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<td>44 miles</td>
<td>1 hrs 17 mins</td>
</tr>
<tr>
<td>Birmingham</td>
<td>86 miles</td>
<td>2 hrs 29 mins</td>
</tr>
<tr>
<td>London, M25/J21</td>
<td>187 miles</td>
<td>5 hrs 21 mins</td>
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Ports

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<tbody>
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<tr>
<td>Hull</td>
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<td>Immingham</td>
<td>114 miles</td>
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<tr>
<td>Southampton</td>
<td>238 miles</td>
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<tr>
<td>Felixstowe</td>
<td>256 miles</td>
<td>7 hrs 08 mins</td>
</tr>
</tbody>
</table>

Source: www.drivetimemaps.co.uk
Source: ukhaulier.co.uk

Bolton BL5 1BT

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

EPC RATINGS
EPC certificates are available on request.

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