

TO LET

New Build
Logistics /
Manufacturing
Units

AP107

107,500 Sq Ft
9,987 Sq M

AP220

220,250 Sq Ft
20,462 Sq M



Strategically
located adjacent
to J6 M61



4.1 MVA of power

AVAILABLE IN
H2 2025



ArrowPoint | Bolton

MANSELL WAY, HORWICH, BOLTON **BL6 6JL**

J6 M61

e.on

boltonarena

toughsheet Stadium



next

SMYTHS

dfs

Horwich Industrial Area

DE HAVILLAND WAY

TESCO Extra

vue

Carphone Warehouse

CHIQUITO

Bella Italia

COSTA

Boots

M&S

ASDA

SPORTS DIRECT FITNESS.COM

hollywood bowl

MANSELL WAY



ArrowPoint | Bolton

Paragon Business Park

Strategically located in the premier North West distribution corridor



ArrowPoint | Bolton
HORWICH, BOLTON BL6 6JL

- Strategically located in the premier North West distribution corridor with excellent transport links
- Adjacent to Junction 6 of the M61 which provides direct access to the M60 Manchester Ring Road 9 miles to the South East
- The M60 in turn provides direct access to the M6, M62, M56 and M66 thus connecting excellently with the regional and national motorway network
- 5 miles (8 km) west of Bolton, 17 miles (27 km) North West of Manchester and 19 miles (30 km) South of Preston
- Middlebrook Rail Station is approximately 0.6 miles (1 km) to the South of the site
- A short walk from Middlebrook Retail and Leisure Park. The largest integrated and sustainable employment, leisure, sports and retail scheme in the UK which has been ranked number one retail park in the UK.



Major growth area



High quality labour pool with 2.16 million people within a 30 minute drive time



Immediate access to the M61 Motorway



Excellent Transport Links



Circa 0.6 miles (1 km) to Middlebrook Rail Station



Direct access to Manchester International Airport and the Port of Liverpool

AP220

AP107

Two new build logistics / manufacturing units

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107,500 Sq Ft 9,987 Sq M


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220,250 Sq Ft 20,462 Sq M

Two new build logistics / manufacturing units

AP107















DESCRIPTION	SQ FT	SQ M
Unit A GF Warehouse	102,000 sq ft	9,476 sq m
1st & 2nd Floor Main Office	5,500 sq ft	511 sq m
TOTAL	107,500 sq ft	9,987 sq m

-  Power of 1.4 MVA
-  83 car parking spaces (inc 4 disabled)
-  17 EV car charging spaces
-  12 cycle park spaces
-  2 motorcycle spaces
-  27 15m long HGV trailer spaces
-  55m yard depth
-  50kN/m2 floor load
-  2 level access doors
-  11 dock levellers
-  18 metre eaves
-  High quality office and amenity space
-  PV panels to roof



AP220

DESCRIPTION	SQ FT	SQ M
Unit A GF Warehouse	209,500 sq ft	19,463 sq m
1st & 2nd Floor Main Office	10,500 sq ft	975 sq m
Gatehouse	250 sq ft	23 sq m
TOTAL	220,250 sq ft	20,461 sq m

-  Power of 2.7 MVA
-  171 car parking spaces (inc 9 disabled)
-  34 EV car charging spaces
-  27 cycle park spaces
-  5 motorcycle spaces
-  55 15m long HGV trailer spaces
-  55m yard depth
-  50kN/m2 floor load
-  3 level access doors
-  21 dock levellers
-  18 metre eaves
-  High quality office and amenity space
-  PV panels to roof
-  Security gatehouse

Available in
H2 2025

EPC

The scheme will be targeting EPC A rating and BREEAM Excellent.

TERMS

The property is available by a new lease on terms to be agreed.

FURTHER INFORMATION / VIEWINGS

Strictly via appointment with the sole agent.
For further information please contact;

Jon Thorne

M 07738 735 632
E jon@b8re.com

Will Kenyon

M 07802 869 279
E will@b8re.com



Developed by

Arrow
CAPITAL PARTNERS

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manufacturing units

Available in H2 2025

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