# TO LET

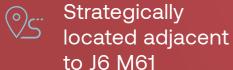
New Build Logistics / Manufacturing Units

**AP107** 107,500 Sq Ft

9,987 Sq M

**AP220** 

**220,250 Sq Ft** 20,462 Sq M





4.1 MVA of power



# ArrowPoint | Bolton



Strategically located in the premier North West distribution corridor



Southport

ArrowPoint | Bolton

Bury

Manchester

Bolton

- 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



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

4

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



ArrowPoint | Bolton HORWICH, BOLTON BL6 6JL

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

ArrowPoint | Bolton HORWICH, BOLTON BL6 6JL

#### **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**

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#### Will Kenyon

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Developed by



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