

BOLTON 280

Grade-A opportunity
serving Greater Manchester

Available Now | To Let
280,700 sq ft

M61 J6
Great Bank Road
Bolton
BL5 3XN

knightfrank.co.uk

**Knight
Frank** 



INTRODUCING BOLTON 280

- 280,700 sq ft industrial logistics unit
- Grade-A spec, less than two years old
- 15 metre clear height, 1.5 MVA power
- Fast access to J6 M61
- Available for immediate occupation

Strategically located within 4 minutes of the M61, and connecting to the M6, M60, and M62 motorways, Bolton 280 is in prime position to access the consumer and industrial markets of Greater Manchester and the North West.

Bolton 280 benefits from an established location and suitable labour. The nearby Westhoughton rail station connects to Manchester and Wigan. Frequent bus services connect to outlying areas. Wages in Bolton are significantly below the national average.

Built in 2021, Bolton 280 is in excellent condition and is highly specified throughout. The unit is available to occupy now.

M61/J5



WESTHOUGHTON



EVRI

BOLTON 280

280

TESCO

STATESIDE

FOODS

A6

GREAT BANK ROAD

PEDESTRIAN ROUTE TO WESTHOUGHTON

EVRI



M61/J6





BOLTON 280: SPECCEED TO IMPRESS

With 280,700 sq ft of space and 15m clear height, Bolton 280 is one of the largest and most modern units available within the Greater Manchester area today.

Built in 2021, Bolton 280 benefits from a high level specification throughout. Developed by one of the UK's leading industrial logistics developers, the unit has been constructed to provide durable and trouble-free operations.

Outside, Bolton 280 offers dual aspect loading via dock and level access doors on two elevations. A security gatehouse provides a waypoint to the 50m and 35m goods yards, which are overseen by a two floor hub office. The large separate car park features 13 EV spaces.

The interior of the warehouse offers LED lighting and rooflights to 15% of the roof surface. The FM2 warehouse floor is in extremely good condition. There is CCTV both internally and externally and the offices are air conditioned.

Accessed by a triple height atrium with prestige finishes, the three floors of offices and welfare areas feature a number of premium touches.

The BREEAM 'Very Good' and EPC 'A' ratings ensure that the occupier will benefit from a sustainable and highly cost-effective operational envelope.





BOLTON 280

ACCOMMODATION

Warehouse	263,715 sq ft	24,500 sq m
3 Storey Offices	12,810 sq ft	1,188 sq m
Hub Office	4,000 sq ft	371 sq m
Gatehouse	173 sq ft	16 sq m
TOTAL	280,698 sq ft	26,075 sq m

SPECIFICATION HIGHLIGHTS

15m clear height	50 kn/m ² floor loading
1.5 MVA power	55 + 35 metre goods yards
254 car parking spaces	40 trailer spaces
24 dock doors & levellers	5 level access doors
13 EV charging points	9 tonne rack leg loading
FM2 flooring	15% rooflights
3 storey offices	1gb/s superfast internet

BREEAM[®]

BREEAM 'Very Good'

A 0-25

EPC 'A' rating

MAKING THE RIGHT CONNECTIONS

Bolton's strategic road connections ensure that Bolton 280 occupies a pivotal position for commerce and transportation in the North West.

The M61 motorway connects Bolton 280 to the M60, M62, and M6, providing a reach that extends from Glasgow to Bristol to London, all within a single HGV journey.

Manchester Airport, one of the UK's busiest international airports, is conveniently accessible from Bolton via the M60 and M56, providing global connectivity for freight. For maritime connections, the Port of Liverpool is easily reachable, serving as a crucial gateway for international markets.



NATIONAL HGV REACH

9.15 million
CONSUMERS WITHIN 90 MINS

21.2 million
CONSUMERS WITHIN 180 MINS

36.4 million
CONSUMERS WITHIN 270 MINS

Source: www.drivetimemaps.co.uk

VAN DRIVE TIMES

PLACES	DISTANCE	TIME
M61 J6	1.4 miles	4 mins
M6 J27	9 miles	11 mins
M62-M60	12 miles	15 mins
Bolton	6 miles	16 mins
Manchester	17 miles	30 mins
Liverpool	31 miles	1 hr 06 mins
Birmingham	100 miles	1 hr 50 mins
Newcastle	153 miles	2 hr 30 mins
Glasgow	200 miles	3 hr 10 mins

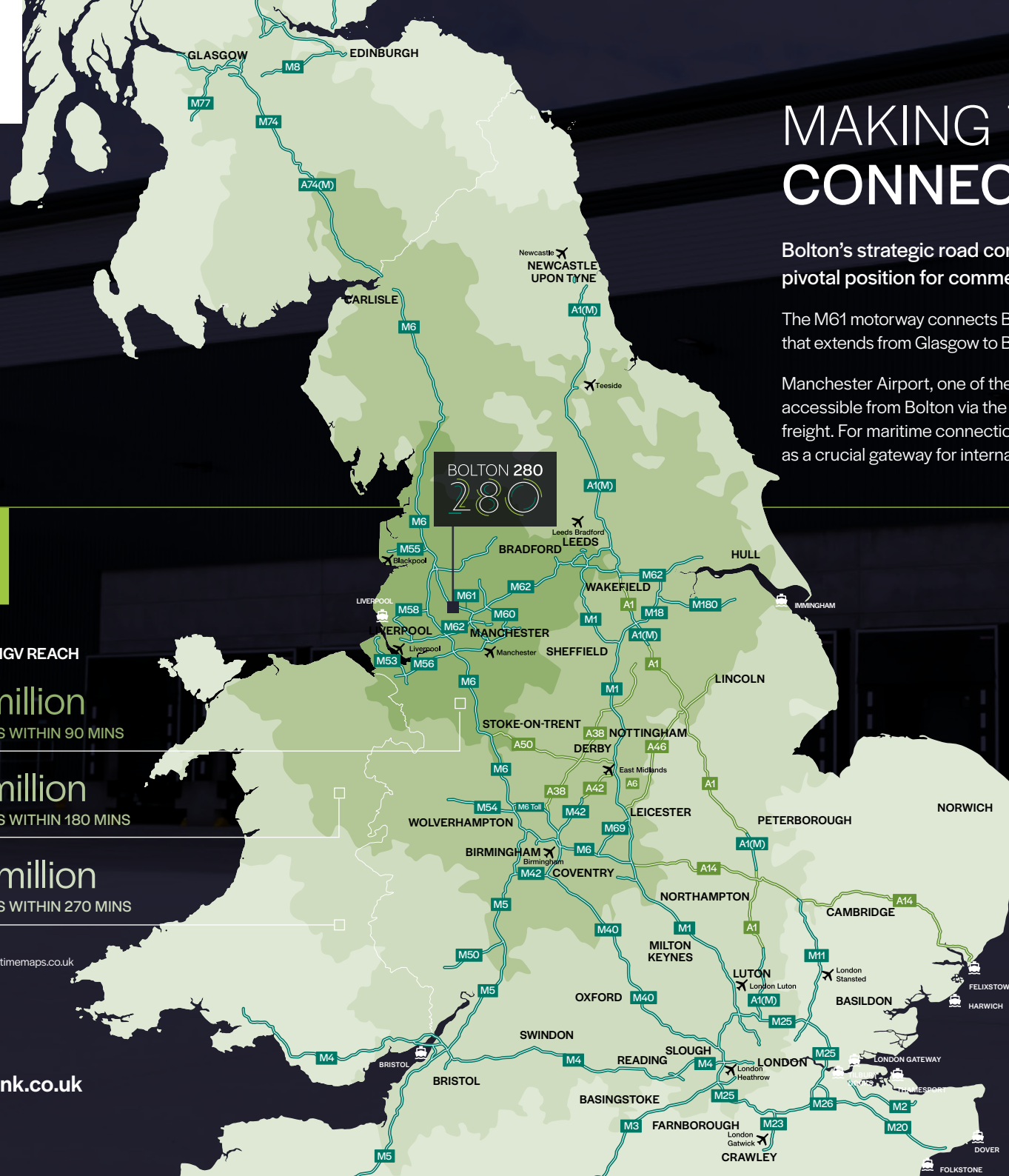
AIRPORTS

Manchester	24 miles	30 mins
Liverpool	28 miles	45 mins

SEAPORTS

Liverpool	25 miles	45 mins
Immingham	119 miles	2 hr 15 mins

Source: Google Maps



DEMOGRAPHICS

Bolton 280 enjoys a prime position within Greater Manchester, one of the UK's biggest and most prosperous city regions.

Often proclaimed the world's first industrial city, Greater Manchester offers large numbers of workers in both Manufacturing and Distribution. Driven by a high level of workforce availability, wages in Bolton are extremely competitive by both local and national standards.

GREATER MANCHESTER IN NUMBERS

£82.7 billion

TOTAL VALUE OF THE CITY'S ECONOMY

Source: Statista 2021

#2 GDP per capita

HIGHEST CITY REGION OUTSIDE LONDON

Within England. Source: Statista 2021

3.81 million workers

ECONOMICALLY ACTIVE WITHIN 30 MILES

Source: ONS 2021

72,900 want a job

HIGH RATE OF AVAILABLE LABOUR


Source: NOMIS March 2023

HUGE POOL OF WORKERS IN ALIGNED TRADES

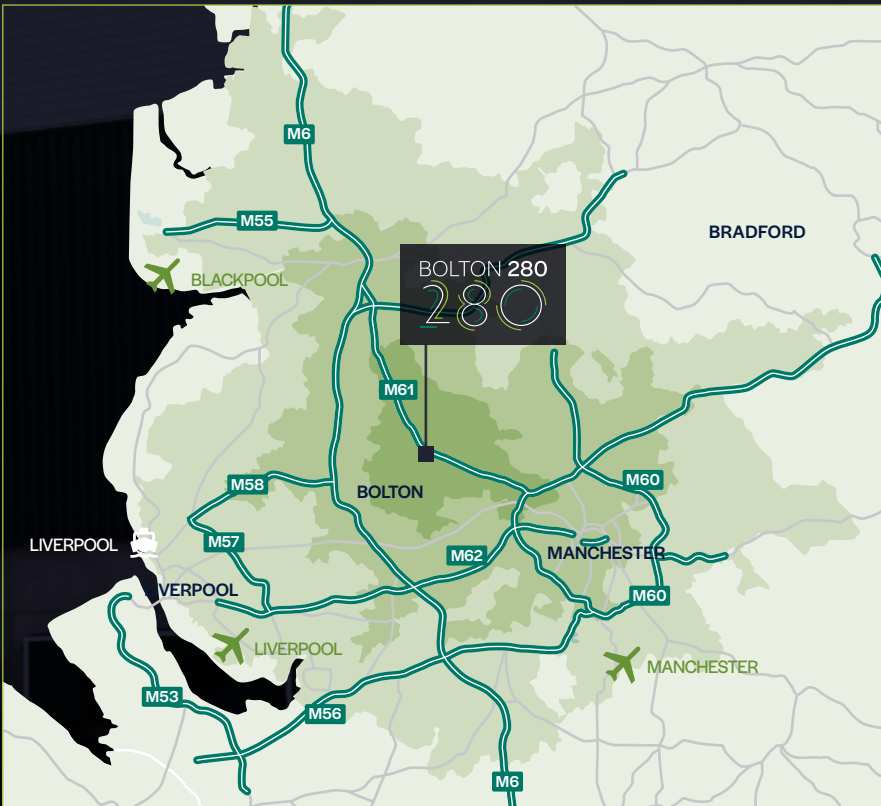
	EMPLOYEES	%	UK %	
Manufacturing	94,000	6.8	7.6	
Logistics	79,000	5.7	5.1	

Source: NOMIS 2021

COMPETITIVE WEEKLY WAGE RATE

Bolton	£551.70	
Greater Manchester	£602.20	
North West	£602.30	
UK	£642.00	

Gross weekly pay by place of work. Source: NOMIS 2022



LAST MILE BY VAN

0.48 million

CONSUMERS WITHIN 15 MINS

1.09 million

CONSUMERS WITHIN 30 MINS

5.02 million

CONSUMERS WITHIN 45 MINS

Source: www.drivetimemaps.co.uk

LOCAL MARKETS

3.36 million

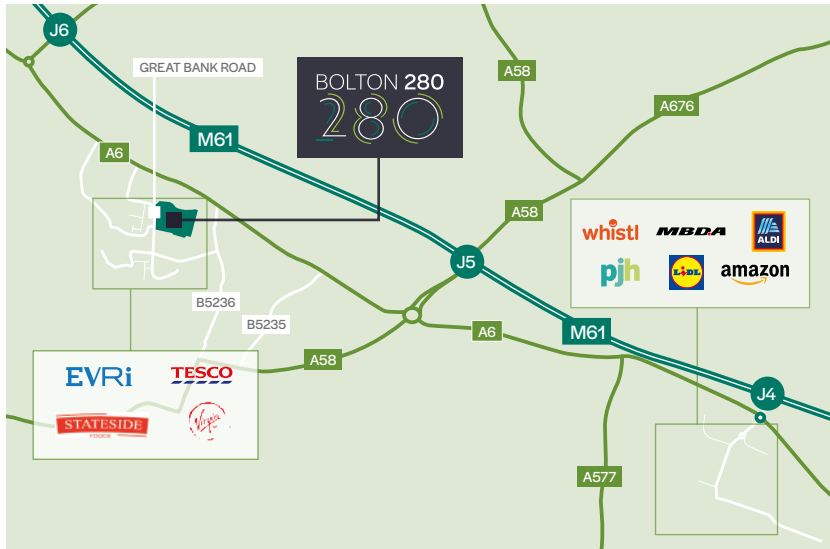
UNIQUE ADDRESSES WITHIN 30 MILES

6.85 million

CONSUMERS WITHIN 30 MILES

Sources: Royal Mail October 2023, ONS 2021

LOCATION



M61 J6
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