

Modern detached Warehouse/industrial unit with a secure yard **32,595 sq ft**

[///bowl.agent.dips](http://bowl.agent.dips)



**TO LET** · Available Now

High quality unit 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



## 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
- 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
- 3 million sq ft completed.



## 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



BREEAM RATING OF 'VERY GOOD'



EPC RATING OF 'A'



EV CHARGE POINTS IN THE CAR PARK



LED LIGHTING AS STANDARD TO MINIMISE ENERGY USAGE AND REDUCE EMISSIONS

Transform Regenerate Revitalise

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

### Specification

- Steel portal framed buildings with feature glazing to offices
- 8 metre internal eaves height
- Three electronically operated level access doors
- 37.5 KNm<sup>2</sup> floor loading
- All mains services and drainage connections
- Separate dedicated car parking areas
- Secure service yard with minimum 40M yard depth
- Modern office space at both ground and first floor
- Bespoke fit-out solutions available
- BREEAM rating of 'Very Good'
- Fully landscaped within a country park environment.

# UNIT F2/C



<b>F2/C - 32,595 sq ft</b>		
Warehouse	25,325 sq ft	2,353 sq m
Office	7,270 sq ft	675 sq m
<b>Total</b>	<b>32,595 sq ft</b>	<b>3,028 sq m</b>





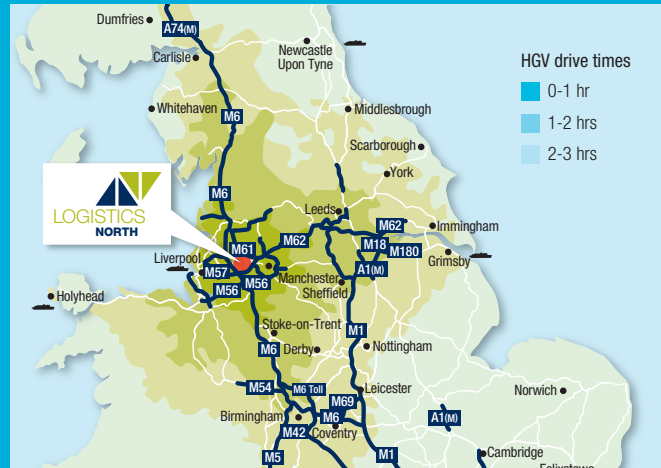
# FANTASTIC ACCESS TO THE WHOLE OF THE UK TRANSPORT NETWORK

Bolton BL5 1FQ

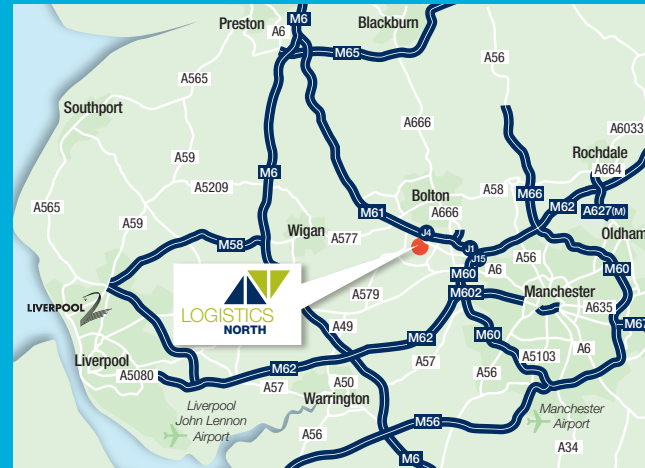
## Location

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



## 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: ukhauller.co.uk

## TERMS

Unit F2/C is available on an FRI leasehold basis. Rent on application via the joint agents.

## EPC RATINGS

EPC certificates are available on request.

## CONTACT & FURTHER INFORMATION

**0161 375 6000**  
www.b8re.com

**Will Kenyon**  
will@b8re.com  
07802 869279

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

**0161 828 6440**  
jll.co.uk/property

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

**Ruth Leighton**  
ruth.leighton@jll.com  
07716 077 324

**0161 833 0023**  
KnightFrank.co.uk

**Bradley Norton**  
bradley.norton@knightfrank.com  
07870393145

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

A development by Harworth Group  
in association with:



**Salford City Council**



Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. September 2023