

ATTACHMENT B

H-Park Marketing Brochure

A development by


Russells



HPARK

Heywood • Manchester

TO LET

**Design & Build Manufacturing/Industrial
1,900,000 sq ft of B2/B8 logistics space**

HARESHILL ROAD • HEYWOOD • OL10 2TP

hparkmanchester.com



The destination **for logistics**

A new development offering Design & Build opportunities for both manufacturing and industrial businesses

- ➔ Destination
- ➔ Logistics
- ➔ Location
- ➔ Demographics
- ➔ The Site
- ➔ Specification
- ➔ Environment
- ➔ Wellbeing
- ➔ Accessibility
- ➔ Masterplan
- ➔ H-688
- ➔ H-450
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Logistically **Placed**

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Within
1.5 miles of J19 M62
via new Link Road



Within
2 miles of
J3 M66 Motorway



Within
9 miles of Manchester
City Centre



Within
4 miles of
J18 M60 Motorway



Within
23 miles of
the M6 Motorway



Within
40 miles of
M1 Motorway



Unit
size up to
1 million sq ft



Flexibility of
Bespoke Design
and Build

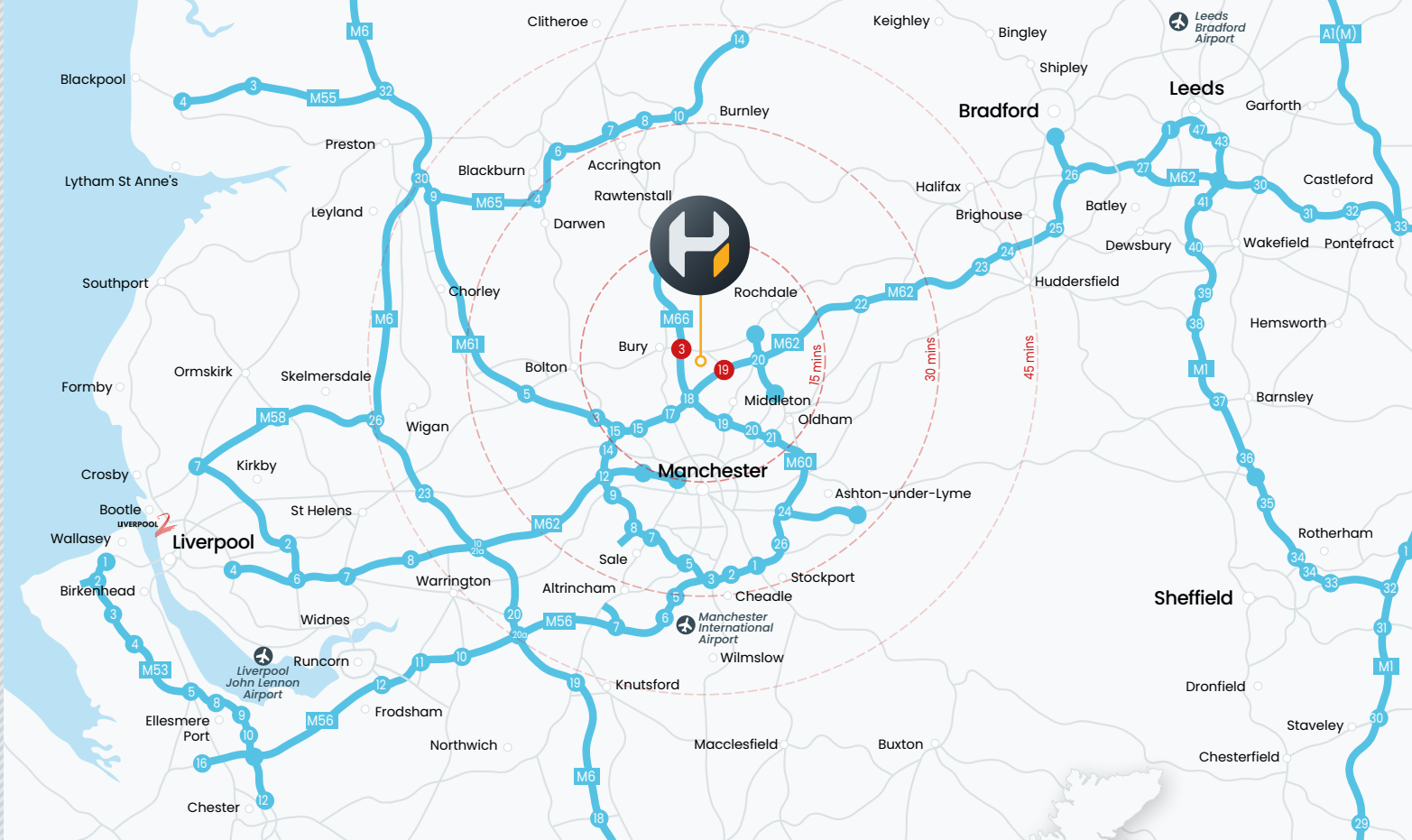


1.9 million sq ft
of logistics
space



Flexible
Leasehold
opportunities

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Prime Location

- 

This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network.
- 

HPARK is situated 1.5miles from junction 19 of the M62 via a purpose-built link road.
- 

Only 2 miles from junction 3 of the M66 and 3.9 miles from the intersection of M60/M62/M66.
- 

Manchester City Centre within 9 miles.



Travel Times & Distances

LOCATION	MILES	TIME
Jct 19, M62	1.36	4m
Jct 3, M66	1.7	5m
M60 Motorway	3.9	7m
M6 Motorway	23	30m
Jct 42, M1	40	45m
Trafford RF Terminal	16	25m
Widnes Freight Terminal	33	43m
Port of Liverpool	45	59m
Hull	90	1h 36m
Felixstowe	247	4h 19m
Dover	296	5h 11m
Manchester Int'l Airport	22	28m
Liverpool John Lennon Airport	37	48m
Leeds Bradford Airport	39	1h
Manchester	9	29m
Leeds	37	44m
Liverpool	40	1h
Sheffield	66	1h 22m
Nottingham	91	1h 56m
Birmingham	99	1h 48m
Glasgow	215	3h 23m
Edinburgh	217	3h 58m
London	222	4h 6m



North West Economically
active population
3,691,900 (ONS 2020)

Employment By Sector
of local population
8.7% Transportation & Storage
14.5% Manufacturing



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Enhanced Specification, always as standard

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Availability of a
Single Unit up to
1,000,000 sq ft



Up to 100 dock
level doors



Secure service
yards to each unit



Max eaves
height of 18m



Generous dedicated
staff parking.
1 space per 1000 m²



Up to 4MWA power
supply (higher available
by agreement)



50 kn/sq m
Floor Slab



Expansive
yards



Grade A offices
to all units



3 phase supplies to
each unit and can be
HV or LV metered



Sustainably built without compromise

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BREEAM UK
New
Construction
2018 (Shell
& Core) -
Excellent



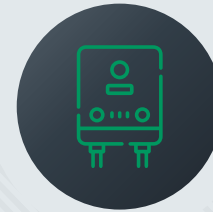
Net Zero
in Construction
(Targeting)
to UKGBC
definition



**Ecosystem
Enrichment**
with native planting
scheme beehives,
bird boxes and
hedgehog boxes



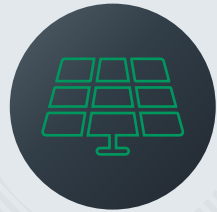
EPC A
rating



Energy Efficient
air source
heat pumps
for heating
and comfort
cooling



Net Gain
in ecological
habitat



Photovoltaic (PV)
Ready to 100% of
roof area



EV Charging
Fast Charge
Electric Chargers
to 5% car spaces,
plus 20% passive



Energy Saving
intelligent PIR
lighting



**Rainwater
Harvesting**
for non-potable
use



Natural Light
via 15%
roof light
installation



Responsible
local and
sustainable
procurement of
materials



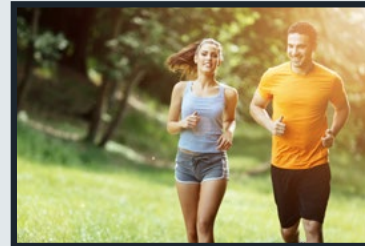
Water Leak
detection
system



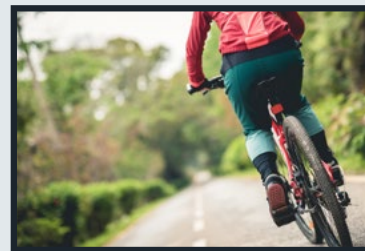
Intelligent
building
management
system

Designed with Wellbeing in Mind

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3km and 5km running trail



2.3km new cycle route



5km of walking paths



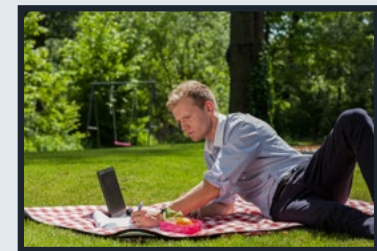
Wellbeing

HPARK has been designed with wellbeing and employee happiness in mind. The 120-acre site will incorporate cycle, running and walking trails along with waterside picnic and relaxation areas, all set within a secure, mature natural environment.

Employee welfare is front of mind in the design of the HPARK environment and each building within it. Units are carefully considered to incorporate state-of-the-art facilities for the benefit of tenants and their staff.



Tranquil waterside location



Rest, relaxation and picnic areas



Outdoor fitness and meditation

A wider vision

HPARK forms part of the wider South Heywood masterplan, a major mixed-use regeneration programme designed to deliver new jobs, homes, and community facilities.

Key to the scheme is the new link road providing direct access from HPARK to junction 19 of the M62 motorway. Open from 2022, the A6184 Airbourne Way will cut journey times and road miles by providing new and existing businesses with a faster connection to the motorway network than ever before.



**Up to 1.9m sq ft logistics
availability**



**1,000 new high quality
homes to be brought
forward**



**Additional
commercial and
community facilities**

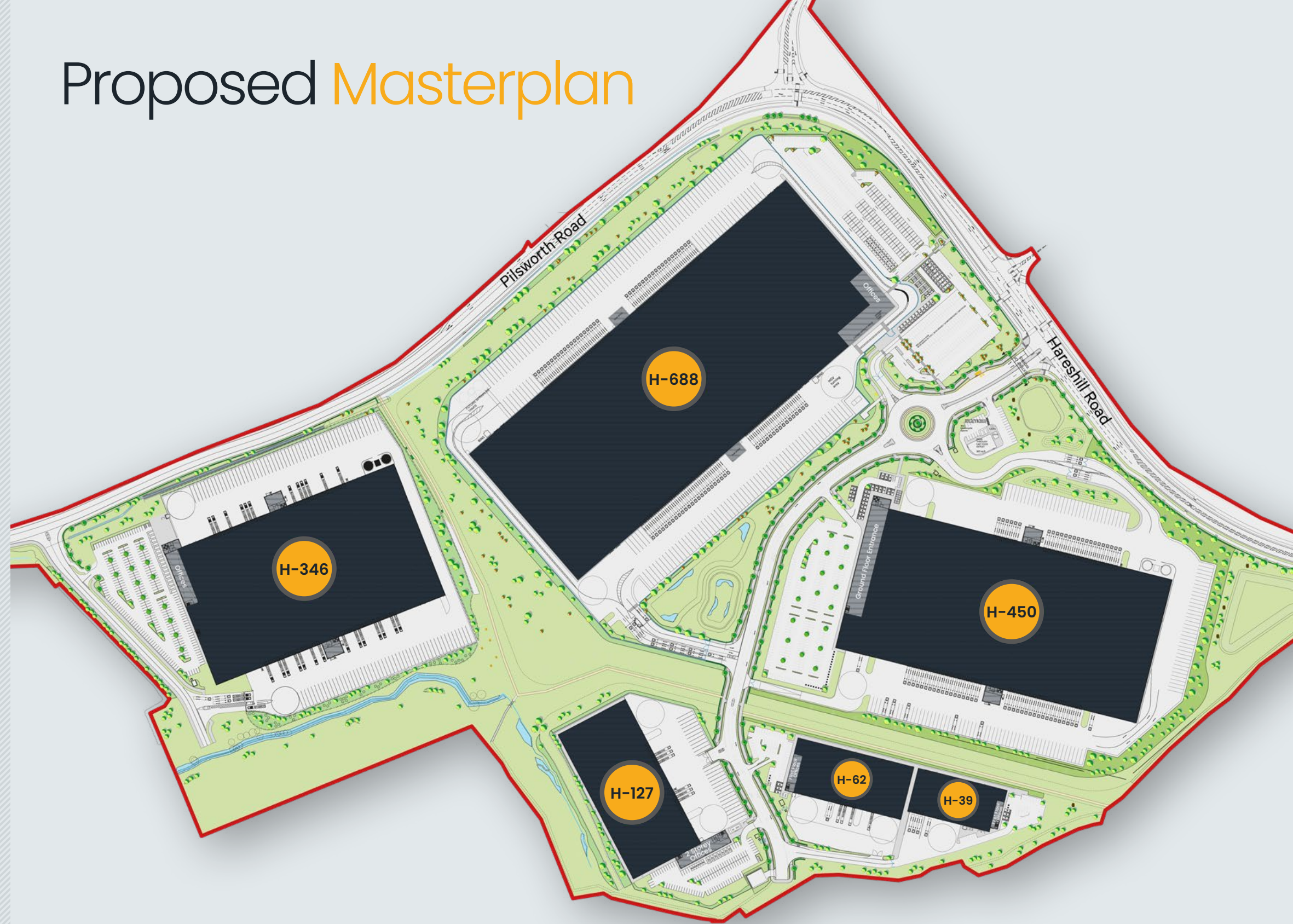


**Supported by Rochdale Borough
Council and the Greater
Manchester Combined Authority**

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Proposed Masterplan

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688,287 sq ft

(63,944 sq m)

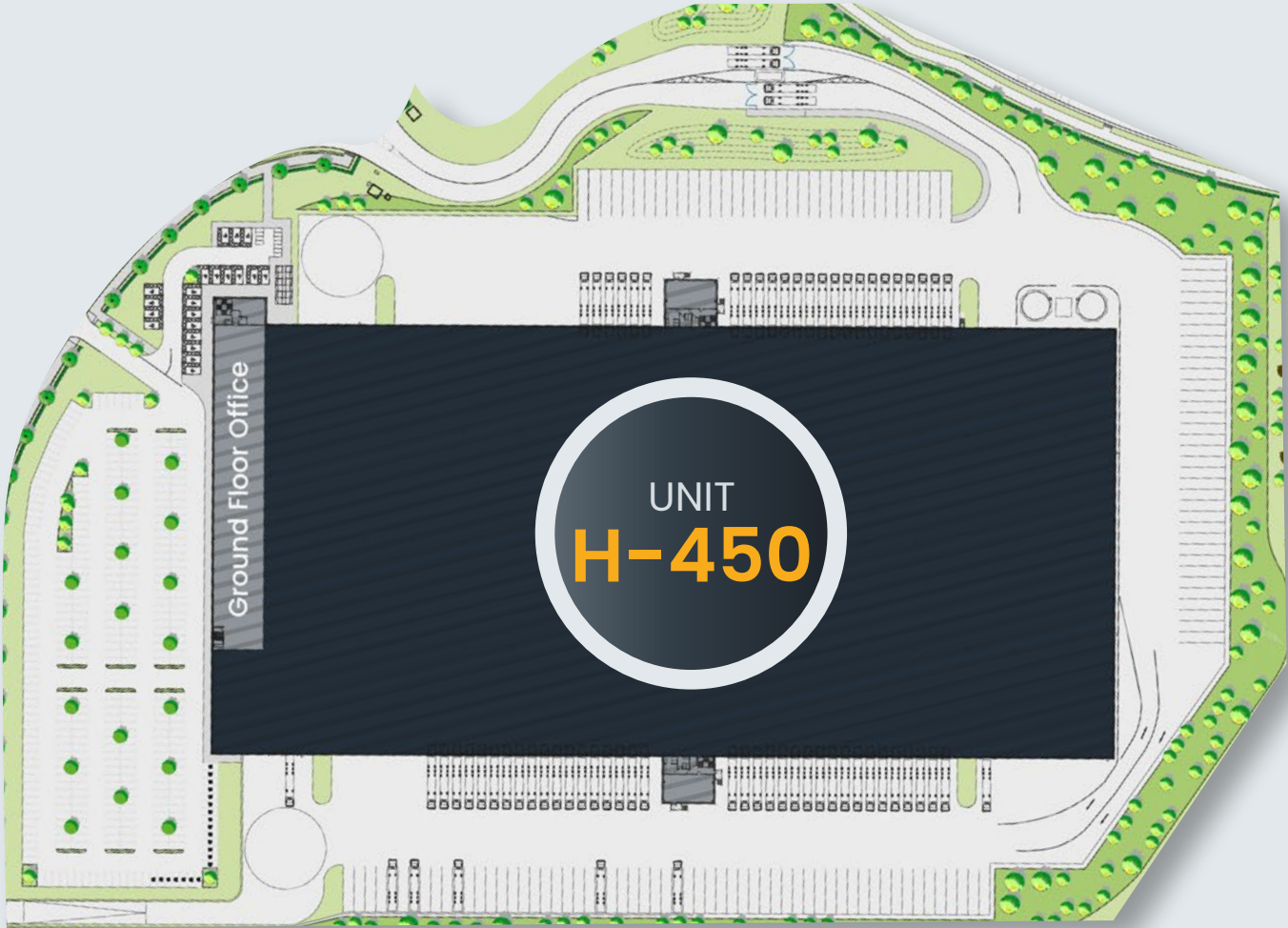
(including main office and hub offices)

	Sq m	Sq ft
Warehouse	60,263	648,665
Offices	3,013	32,432
Hub Offices	640	6,888
Security Gatehouse	28	300
Total	63,944	688,287

	Car Spaces	603	30 disabled and 30 electric vehicle charging spaces
	Trailer Spaces	177	
	Dock Doors	86	
	Level Access Doors	12	
	Cycle Spaces	120	
	Motorcycle Spaces	16	
	Eaves Height	18m	
	Floor Loading	50 Kn/sq m	
	Yard Depth	50m, North and South	
	Power Supply	3.5 MVA	

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450,243 sq ft
(41,829 sq m)

(including main office and hub office)

	Sq m	Sq ft
Warehouse	39,201	421,956
Offices	1,960	21,098
Hub Offices	640	6,888
Security Gatehouse	28	300
Total	41,829	450,243



Car Spaces

413

21 disabled and 21 electric vehicle charging spaces

Trailer Spaces

129

Dock Doors

60

Level Access Doors

8

Cycle Spaces

50

Motorcycle Spaces

11

Eaves Height

15m*

Floor Loading

50 Kn/sq m

Yard Depth

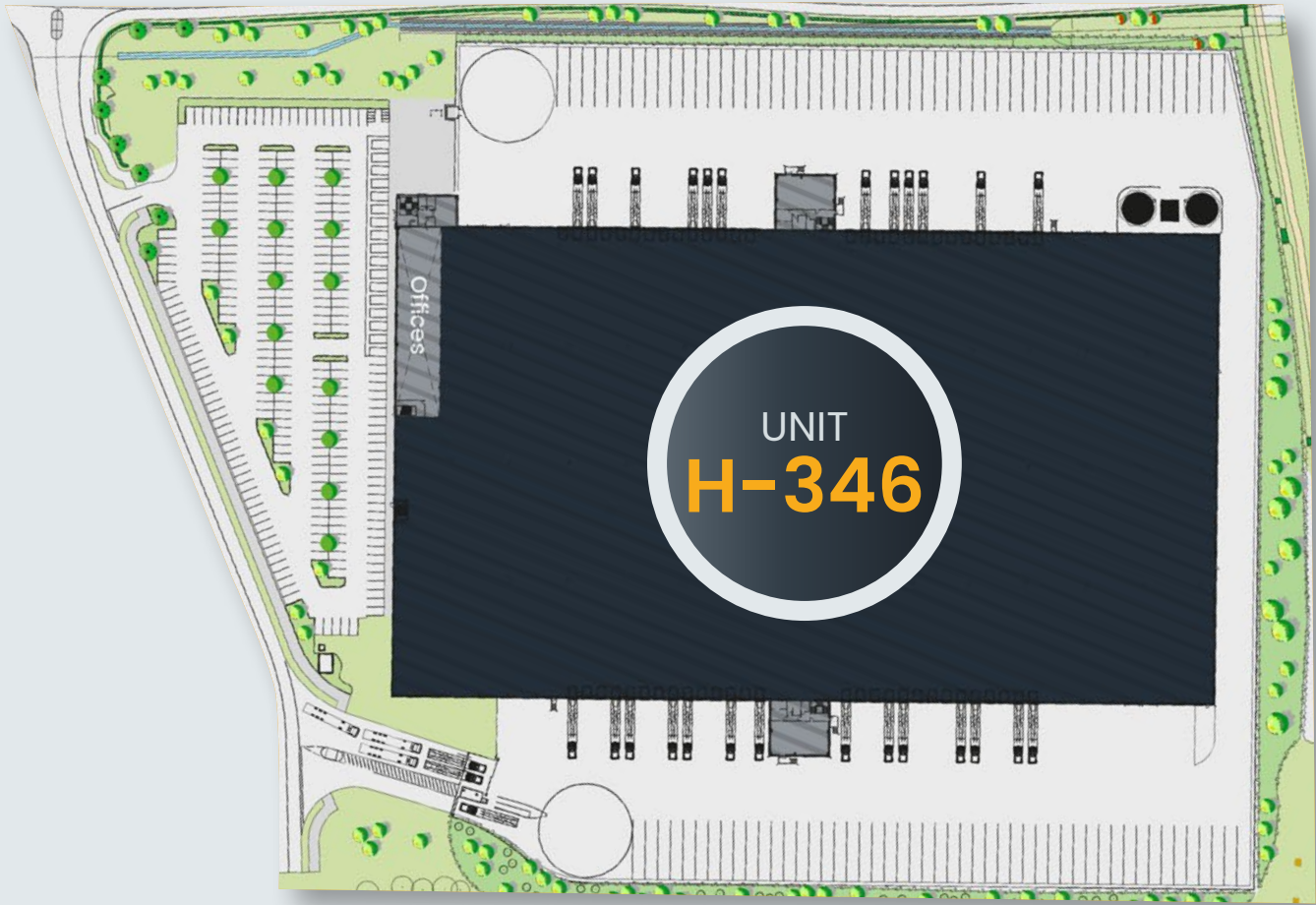
50m (North/South) and 35m (East)

Power Supply

2 MVA

*Option to increase eaves height 18m, subject to planning permission

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346,013 sq ft
(32,146 sq m)

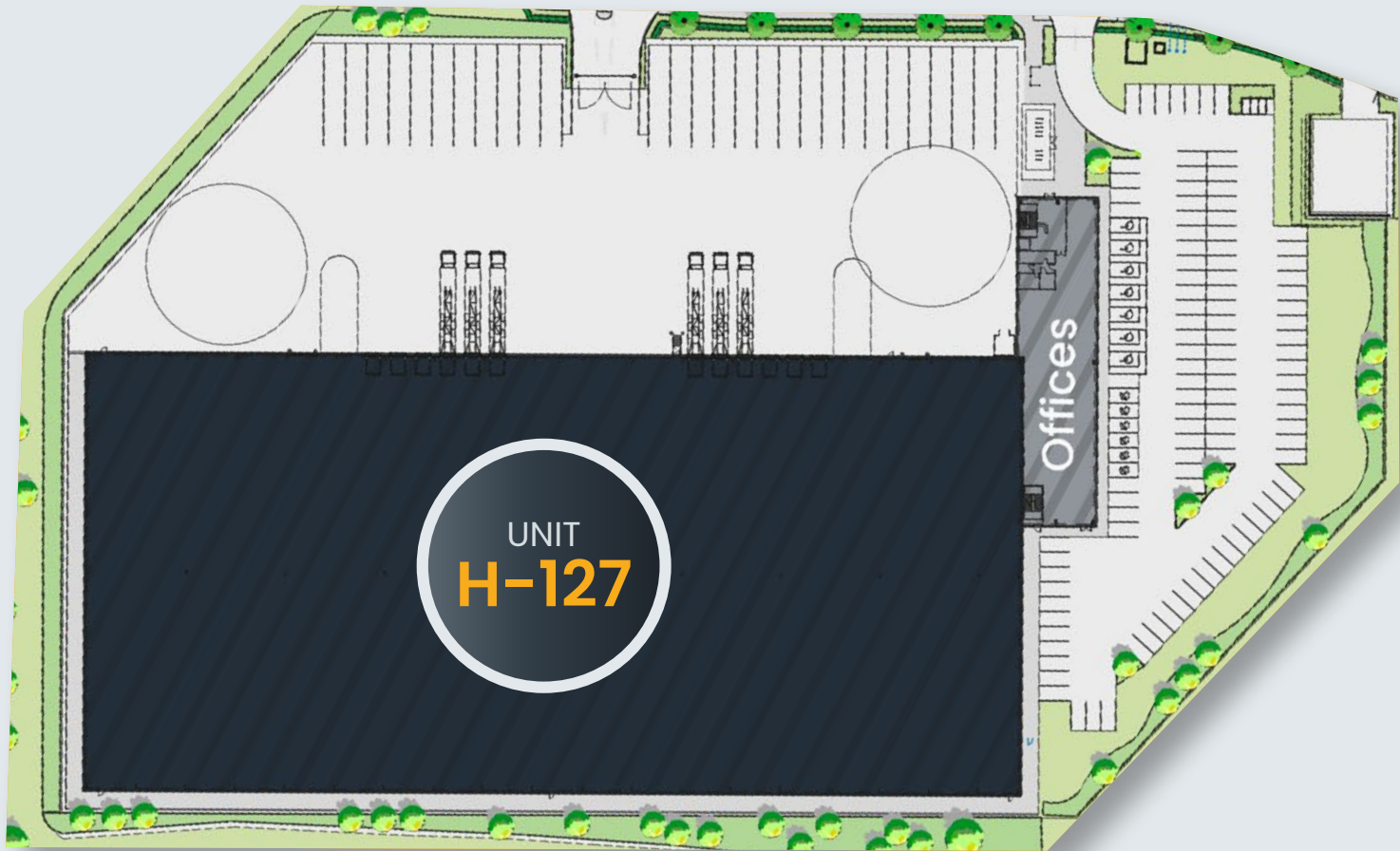
(including main office and hub office)

	Sq m	Sq ft
Warehouse	29,640	319,042
Offices	1,543	16,607
Hub Offices	948	10,204
Security Gatehouse	15	160
Total	32,146	346,013



Car Spaces	310	17 disabled and 16 electric vehicle charging spaces
Trailer Spaces	102	
Dock Doors	56	
Level Access Doors	6	
Cycle Spaces	38	
Motorcycle Spaces	8	
Eaves Height	18m	
Floor Loading	50 Kn/sq m	
Yard Depth	50m	
Power Supply	2 MVA	

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126,594 sq ft

(11,761 sq m)

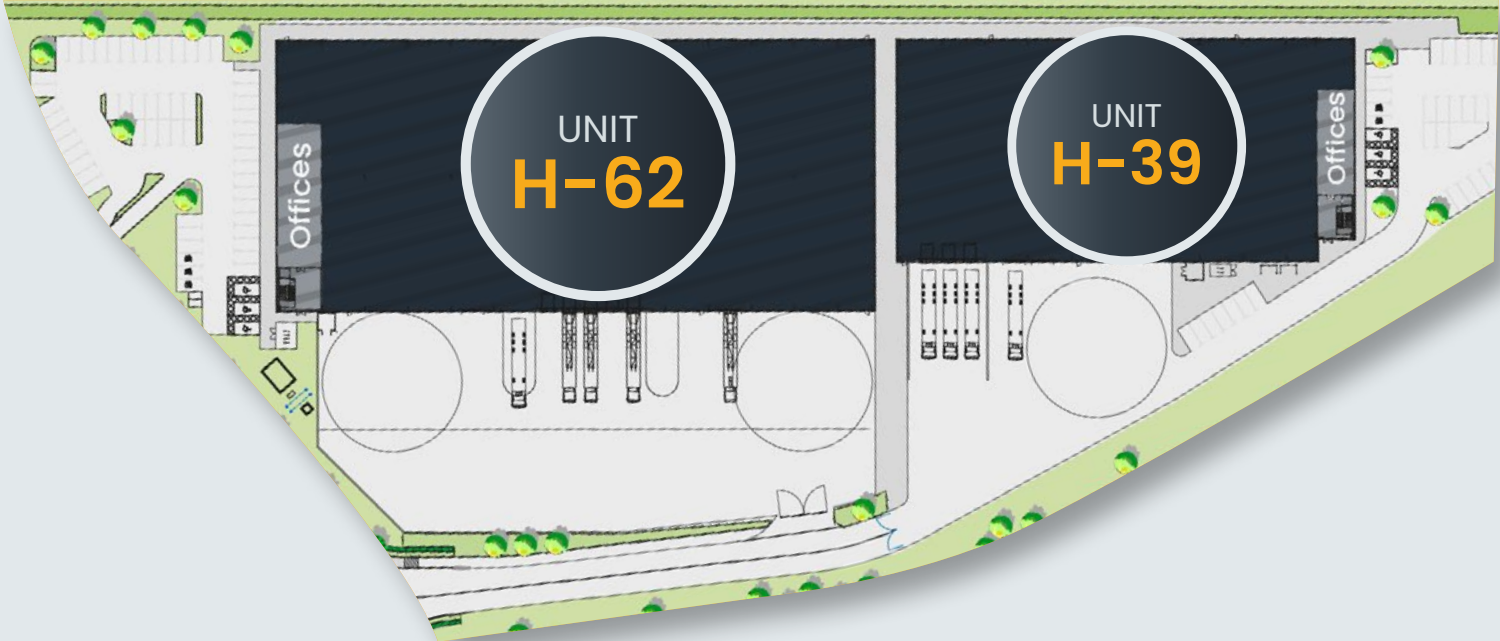
(including offices)

	Sq m	Sq ft
Warehouse	10,527	113,312
Offices	1,234	13,282
Total	11,761	126,594



Car Spaces	118	7 disabled and 6 electric vehicle charging spaces
Trailer Spaces	28	
Dock Doors	12	
Level Access Doors	2	
Cycle Spaces	14	
Motorcycle Spaces	4	
Eaves Height	15m	
Floor Loading	50 Kn/sq m	
Yard Depth	50m	
Power Supply	750 KVA	

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H-62

61,850 sq ft

(5,746 sq m)

H-39

38,255 sq ft

(3,554 sq m)

(including offices)

	H-62		H-39	
	Sq m	Sq ft	Sq m	Sq ft
Warehouse	5,425	58,394	3,337	35,919
Offices	321	3,455	217	2,335
Total	5,746	61,850	3,554	38,255



Car Spaces

H-62

60

3 disabled and 3 electric vehicle charging spaces

H-39

39

3 disabled and 3 electric vehicle charging spaces



Dock Doors

5

3



Level Access Doors

2

2



Cycle Spaces

8

4



Motorcycle Spaces

2

2



Eaves Height

12.5m

10m



Floor Loading

50 Kn/sq m

50 Kn/sq m



Yard Depth

41m

40m



Power Supply

350 KVA

300 KVA

About Russells

Russells is a Manchester-based property and construction businesses comprising Russell WBHO, Russell Homes and the group's recently launched land, development and property division, Russell LDP.

Russell LDP is a turnkey land promoter and logistics developer, bringing forward large scale developments across the UK, from concept through to completion.

HPARK will be built by leading main contractor Russell WBHO, one of the North West's largest and most active construction businesses, with a 25-year track record of delivering projects on budget, on time, every time.

Specialists in industrial and cold storage builds, Russell WBHO has built facilities across the UK for Lineage Logistics, Fed Ex, Ford, Harbert, MAN ERF, Joy Global, and Baildon Business Park.

The team is also responsible for complex high-profile builds such as the new Manchester landmarks Axis Tower and Oxygen Towers, and the award-winning Hanover restoration for Hermes.

**Russells**

BREEAM[®]

INVESTORS IN PEOPLE[®]
We invest in people Platinum



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hparkmanchester.com

HPARK Manchester
Hareshill Road • Heywood • OL10 2TP

/// w3w.co/jump.taken.coins

Deliverability

HPARK can provide up to 1.9 million sq ft of B2/B8 employment uses, subject to detailed planning consent.

Terms

The scheme can be delivered on an Institutional Leasehold.

Rochdale
Development
Agency



The Agents, for themselves and for the Seller/Lessor of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of an offer or a contract; 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor; 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact; 4. Any intending Buyer or Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 5. The Seller/Landlord does not make or give, and neither the Agent(s) nor any person in their employment has any authority to, make or give any representation or warranty whatever in relation to this property. September 2022. Designed and produced by Creativeworld. T: 01282 858200.

