core HEYWOOD
J19 M62

COREHEYWOOD.COM

Next Generation
Logistics / Industrial Development
Junction 19 of the M62

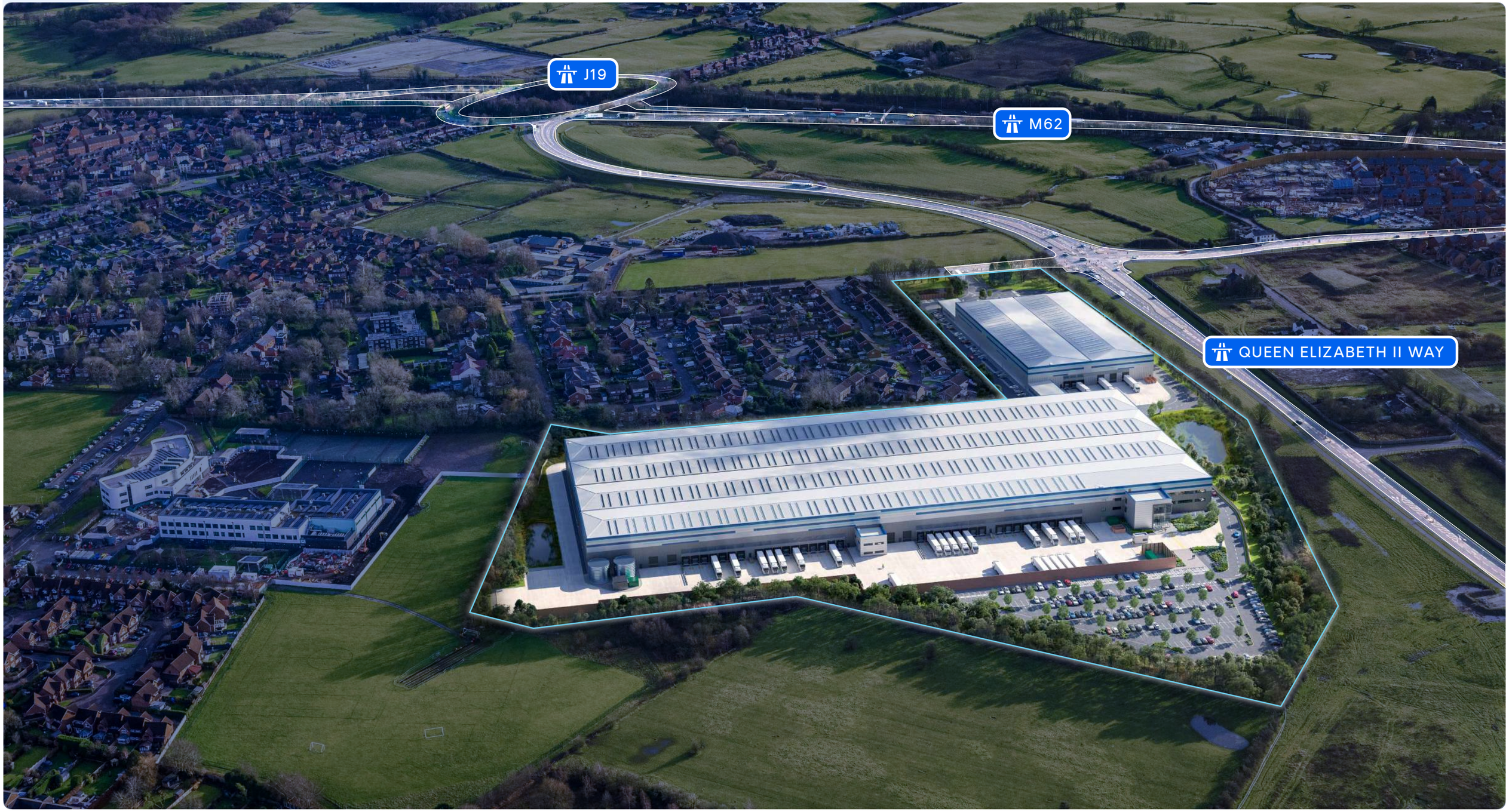
Available for Occupation within 12 Months

Unit 1 50,945 Sq Ft
Unit 2 46,779 Sq Ft
Unit 3 378,627 Sq Ft

WiredScore
PRE-CERTIFIED

Trammell Crow Company

A prime logistics / industrial development with immediate access to Junction 19 of the M62



Core Heywood will deliver
3 next generation logistics /
industrial units



Situated within Greater Manchester's Premier Logistics Location

Manchester City Centre
20 MINUTES

Leeds City Centre
35 MINUTES

Liverpool City Centre
45 MINUTES



New link road, with rapid access to M62 J19



QUEEN ELIZABETH II WAY

UNIT 1
50,945 SQ FT

UNIT 2
46,779 SQ FT

UNIT 3
378,627 SQ FT

35.4M

36.5M

50M

OFFICE

OFFICE

OFFICE

40 CAR PARKING SPACES

40 CAR PARKING SPACES

319 CAR PARKING SPACES

47 HGV PARKING SPACES

HUB

A6045

MANCHESTER ROAD



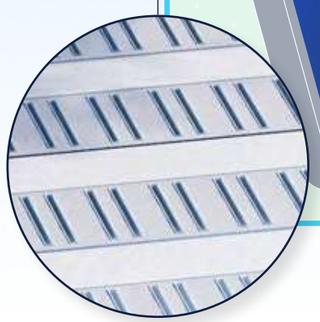
Controlled access for HGVs and staff



Onsite pond and natural habitats



Spacious car park for staff and visitors



Roof lights flood the unit with natural light

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Designed to deliver scale, connectivity & occupier flexibility

Units

one & two

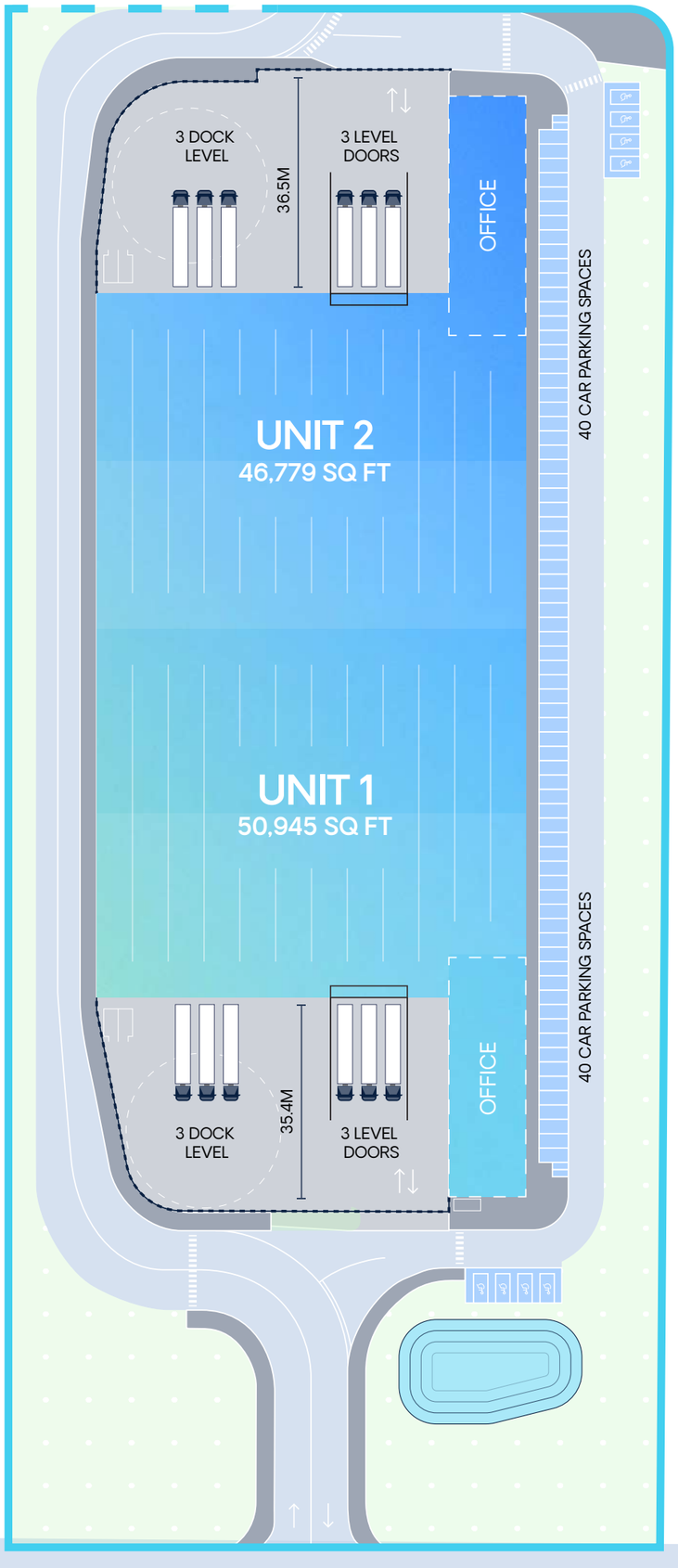
with ability to combine units

- 1.5 MVA power
- Secure yards with fencing
- 50kN/m2 floor loading
- 12M internal height
- Onsite EV charging points
- 100% pv ready roofing
- Significant biodiversity net gain
- Cycle parking at each unit
- Combination of LED and roof lights
- Addition of air source heat pumps
- Targeting BREEAM Excellent & EPC A
- Net-zero structural frames with timber elements



UNIT 1	SQ FT	SQ M
Warehouse	46,640	4,333
Ground Floor Office	4,305	400
TOTAL	**50,945**	**4,733**

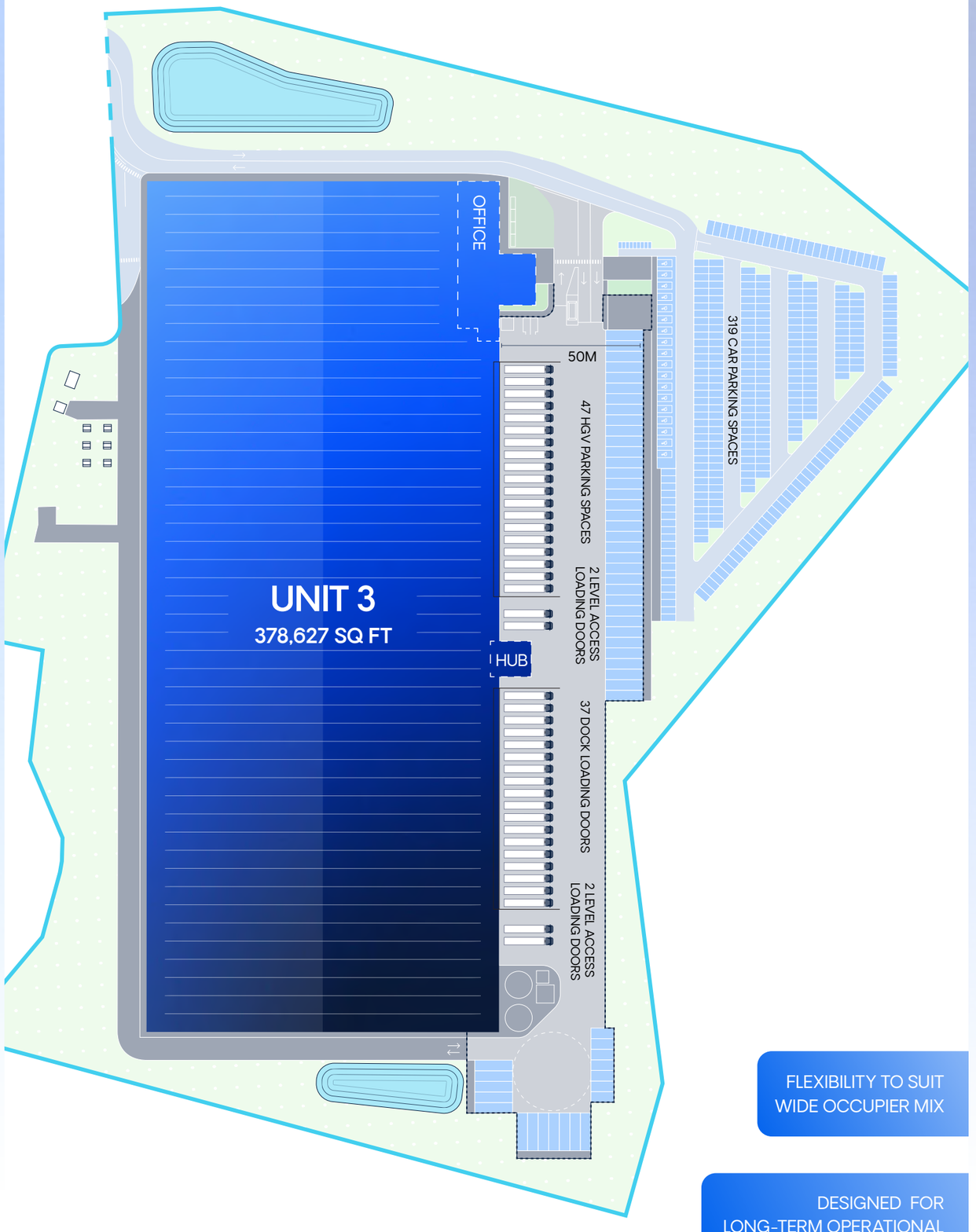
UNIT 2	SQ FT	SQ M
Warehouse	42,474	3,946
Ground Floor Office	4,305	400
TOTAL	**46,779**	**4,346**



THE ABILITY TO COMBINE UNITS

ABILITY TO CROSS-DOCK

DESIGNED FOR FLEXIBILITY



FLEXIBILITY TO SUIT WIDE OCCUPIER MIX

DESIGNED FOR LONG-TERM OPERATIONAL PERFORMANCE

Unit three

1.5 MVA power

Secure yards with fencing

50kN/m2 floor loading

15M internal height

Onsite EV charging points

100% pv ready roofing

Significant biodiversity net gain

Cycle parking at each unit

Combination of LED and roof lights

Addition of air source heat pumps

Targeting BREEAM Excellent & EPC A

Net-zero structural frames with timber elements



UNIT 3	SQ FT	SQ M
Warehouse	349,880	32,505
Three Storey Offices	21,269	1,976
Plant Deck	7,330	681
Gatehouse	150	14
TOTAL	**378,627**	**35,176**

Exceptional connectivity, 0.5 miles to J19 M62



Core Heywood occupies a highly strategic position on Manchester Road, just 0.5 miles from Junction 19 of the M62 via the new link road, providing immediate access to the Trans-Pennine motorway network and the wider North West region.

The scheme benefits from exceptional connectivity, with the M62, M66, M60 and A627(M) all within a six-mile radius, enabling efficient distribution to Manchester, Leeds, Liverpool and beyond.

POPULATION DRIVE TIME

2,986,723
Within 30 minute drive

8,620,214
Within 60 minute drive

12,829,925
Within 90 minute drive

SAT NAV: OL10 2QS
W3W LARGE.ARENA.WORKED

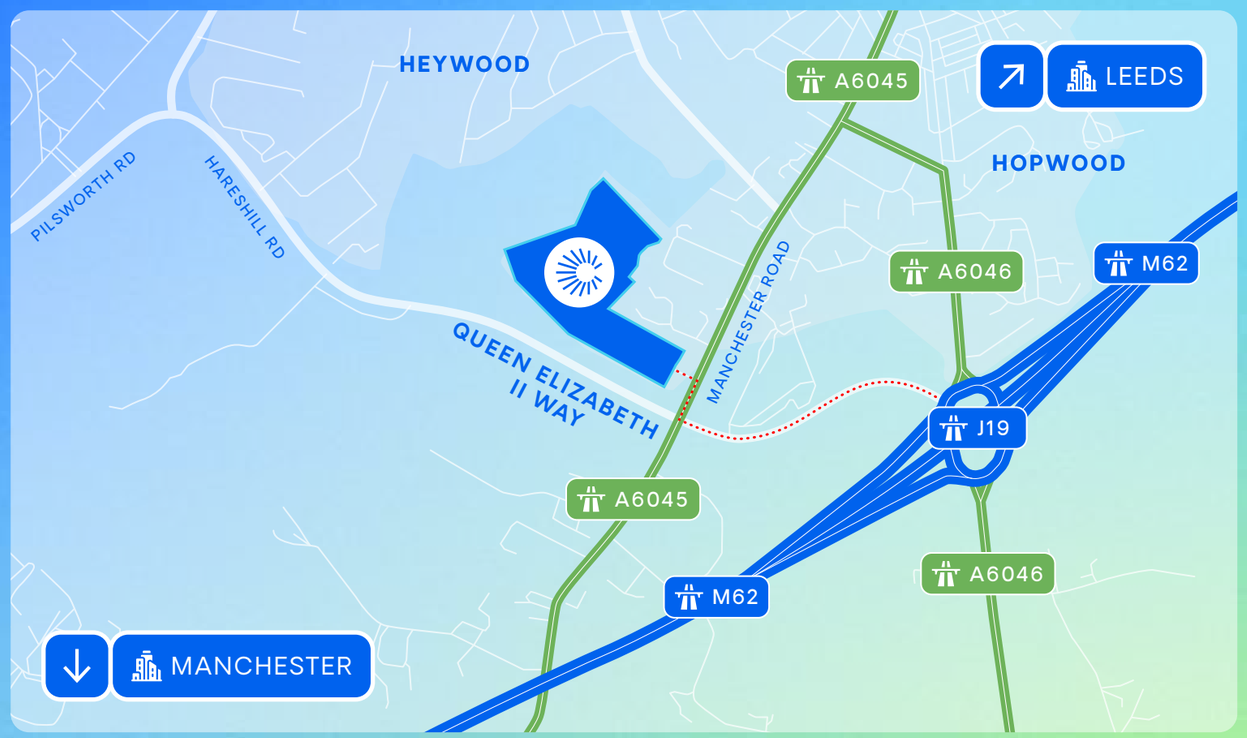
MOTORWAYS	TIME	MILES
M62 J19	2	0.5
M66 J3	6	2.6
M60	6	3.8

FREIGHT TERMINAL	TIME	MILES
Trafford RF Terminal	20	16.1
Widnes Freight Terminal	45	31.1

PORTS	TIME	MILES
Port of Liverpool	55	47.5
Hull	1 hr 45	92.4

AIRPORTS	TIME	MILES
Manchester Int'l	24	22.7
Liverpool John Lennon	45	38.5

CITIES	TIME	MILES
Manchester	18	17.4
Preston	40	34
Leeds	40	35.4
Liverpool	45	39.3
Crewe	55	49
Birmingham	1 hr 40	99.2
London	3 hrs 40	213.0



SKILLED & ECONOMICALLY ACTIVE WORKFORCE

100,900
People are economically active.

15,000
Employed in Manufacturing, Transport and Storage.

4,900
Actively seeking employment.

LOWER GROSS WEEKLY WAGE
THAN COMPETING NORTH WEST HUBS

Heywood £689.50
Liverpool £726.70
Lancashire £728.30
Preston £722.40
Warrington £782.10
Crewe (Cheshire East) £808.10

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J19 M62

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WiredScore
PRE-CERTIFIED

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Trammell Crow Company