



core

HEYWOOD  
J19 M62

COREHEYWOOD.COM

Next Generation

Logistics / Industrial Development

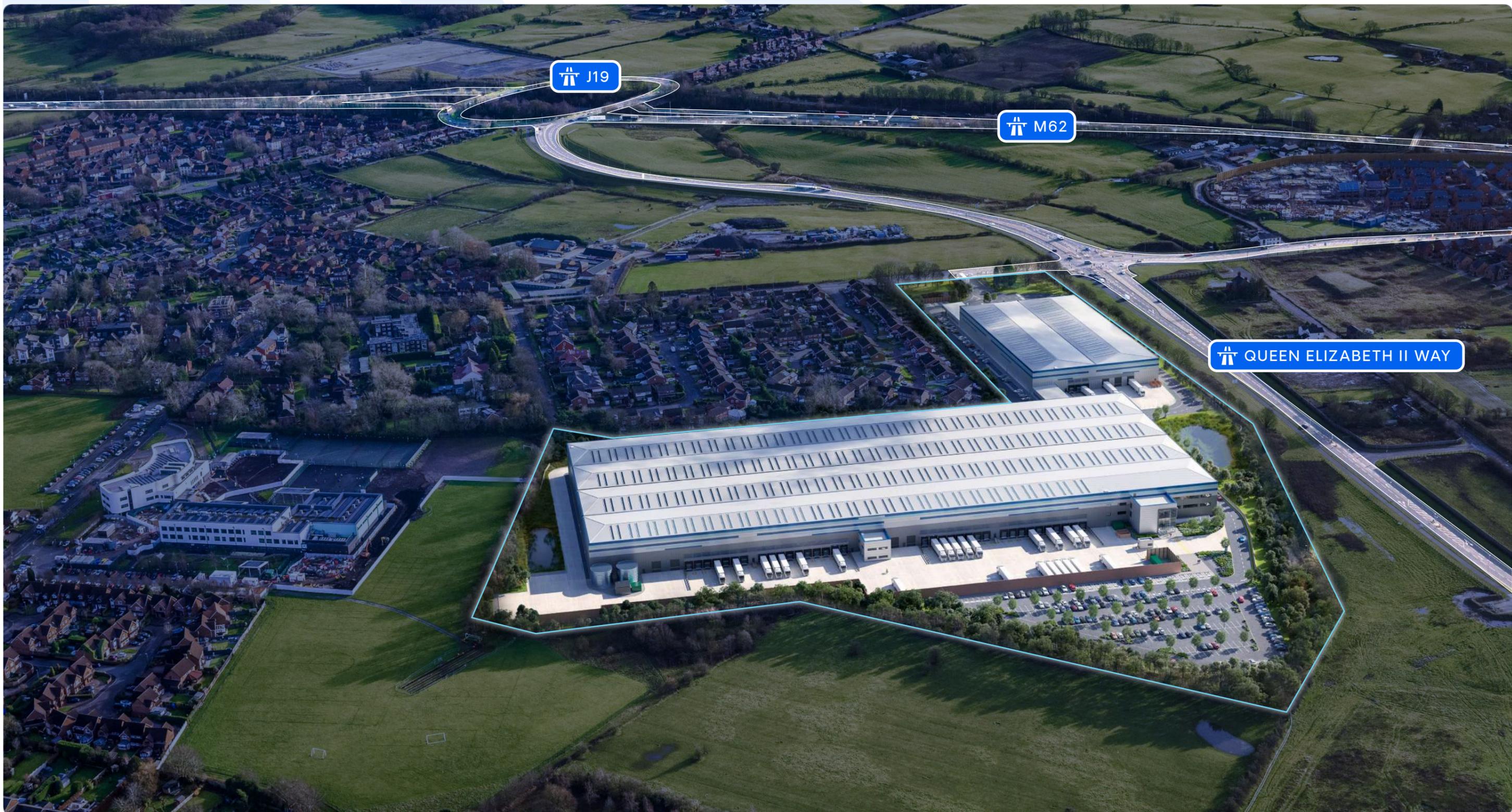
Junction 19 of the M62

Available for Occupation within 12 Months

Unit 1 50,945 Sq Ft

Unit 2 46,779 Sq Ft

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



Units 1 & 2 Core Heywood  
will deliver 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



# Units one & two

with ability to combine units



400 kVA power



Secure yards with fencing



50kN/m2 floor loading



12m clear internal height



3 dock level doors & 3 level access doors



100% pv ready roofing



Significant biodiversity net gain



Cycle parking at each unit



LED lighting internally (offices) and externally



Addition of air source heat pumps



BREEAM Excellent & EPC A



Low-carbon building structures/materials



Enhanced natural light to warehouses



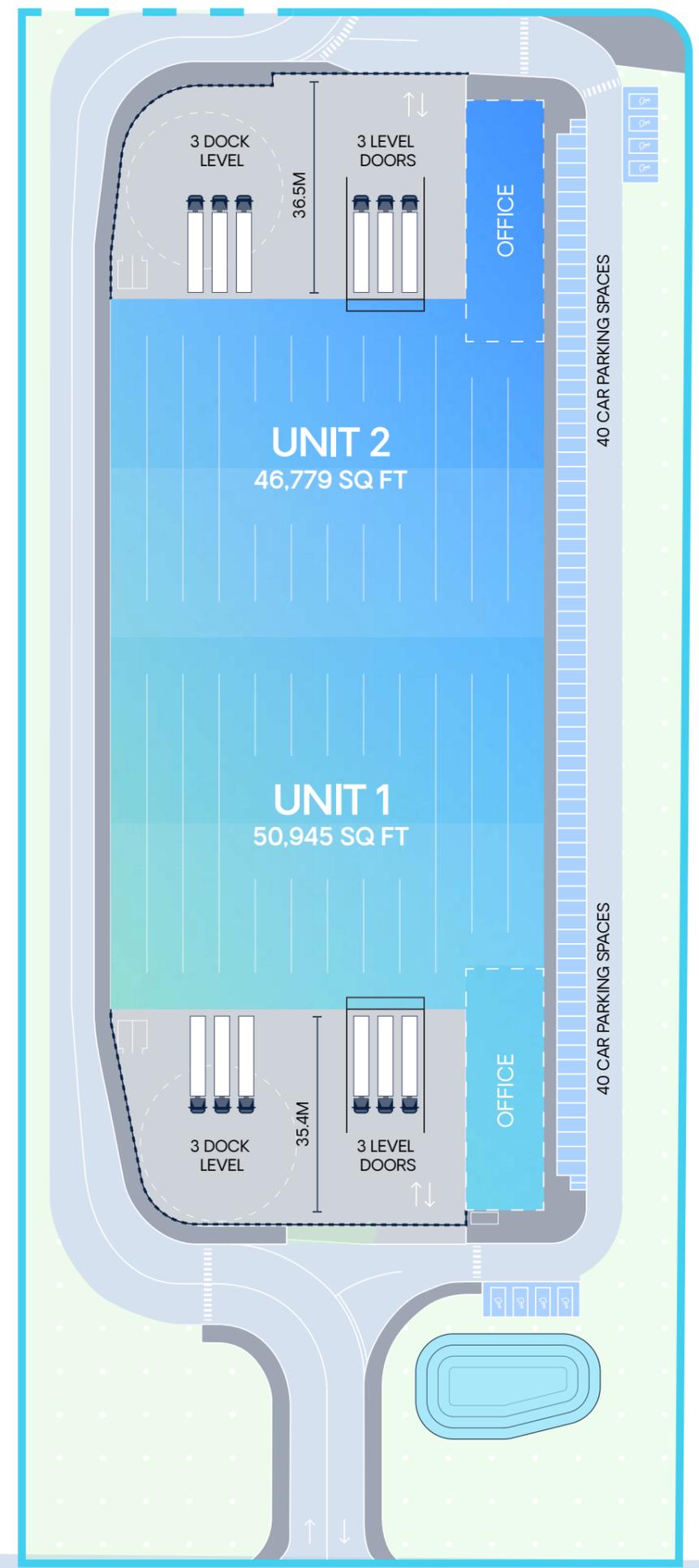
Onsite EV charging points



Breathable ventilation to offices



UNIT 1			UNIT 2		
	SQ FT	SQ M		SQ FT	SQ M
Warehouse	46,640	4,333	Warehouse	42,474	3,946
Ground Floor Office	4,305	400	Ground Floor Office	4,305	400
<b>TOTAL</b>	<b>50,945</b>	<b>4,733</b>	<b>TOTAL</b>	<b>46,779</b>	<b>4,346</b>

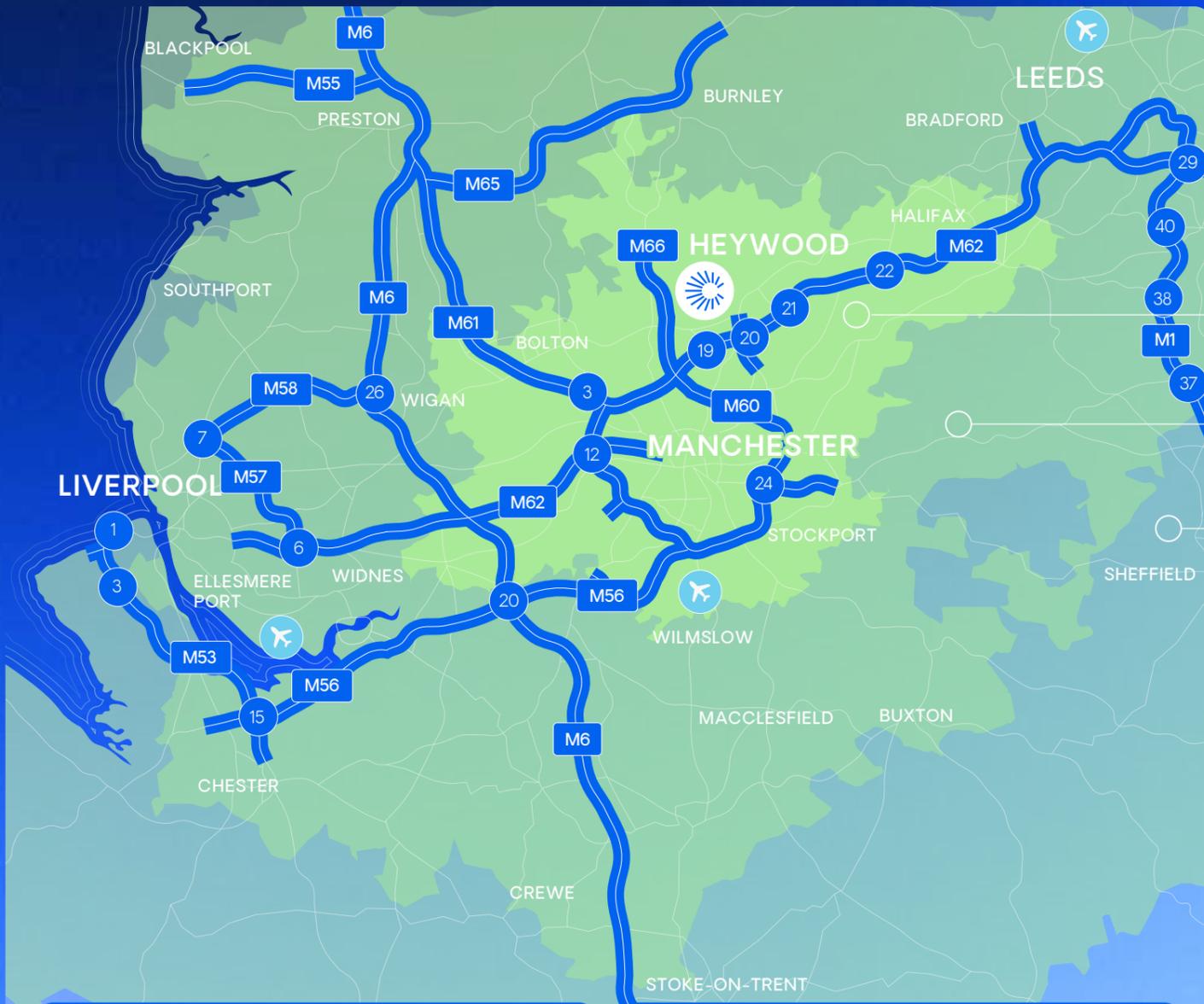


THE ABILITY TO COMBINE UNITS

ABILITY TO CROSS-DOCK

DESIGNED FOR FLEXIBILITY

# 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

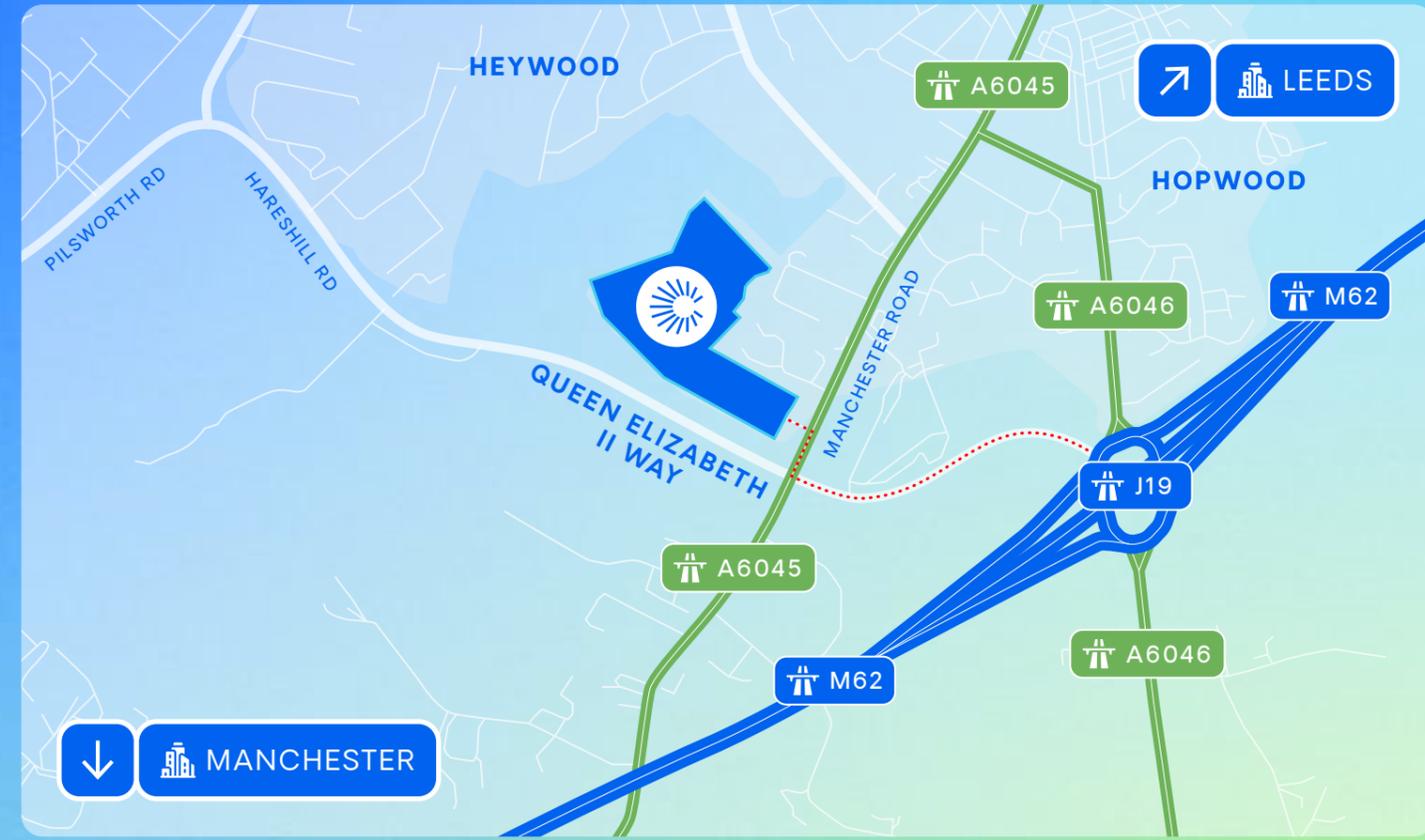
CITIES	TIME	MILES
Manchester	18	17.4
Preston	40	34
Leeds	40	35.4
Liverpool	45	39.3
Crewe	55	49
Birmingham	1 hr 40	99.2
London	3 hrs 40	213.0

**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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