



core

HEYWOOD
J19 M62

COREHEYWOOD.COM

Next Generation

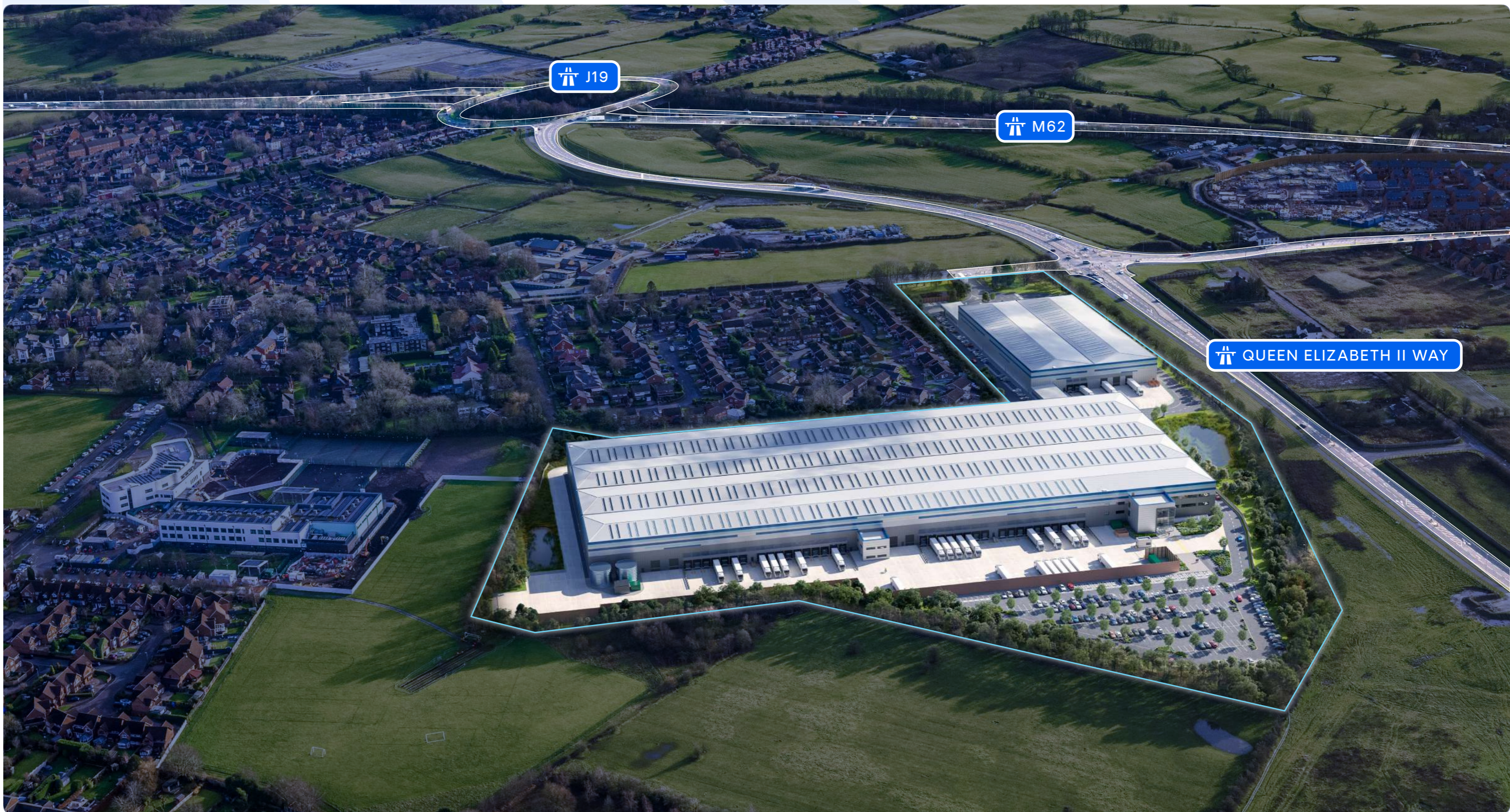
Logistics / Industrial Development

Junction 19 of the M62

Available for Occupation within 12 Months

Unit 3 378,627 Sq Ft

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



Unit 3 Core Heywood

will deliver a next generation logistics / industrial facility



Situated within Greater Manchester's Premier Logistics Location



Manchester City Centre
20 MINUTES

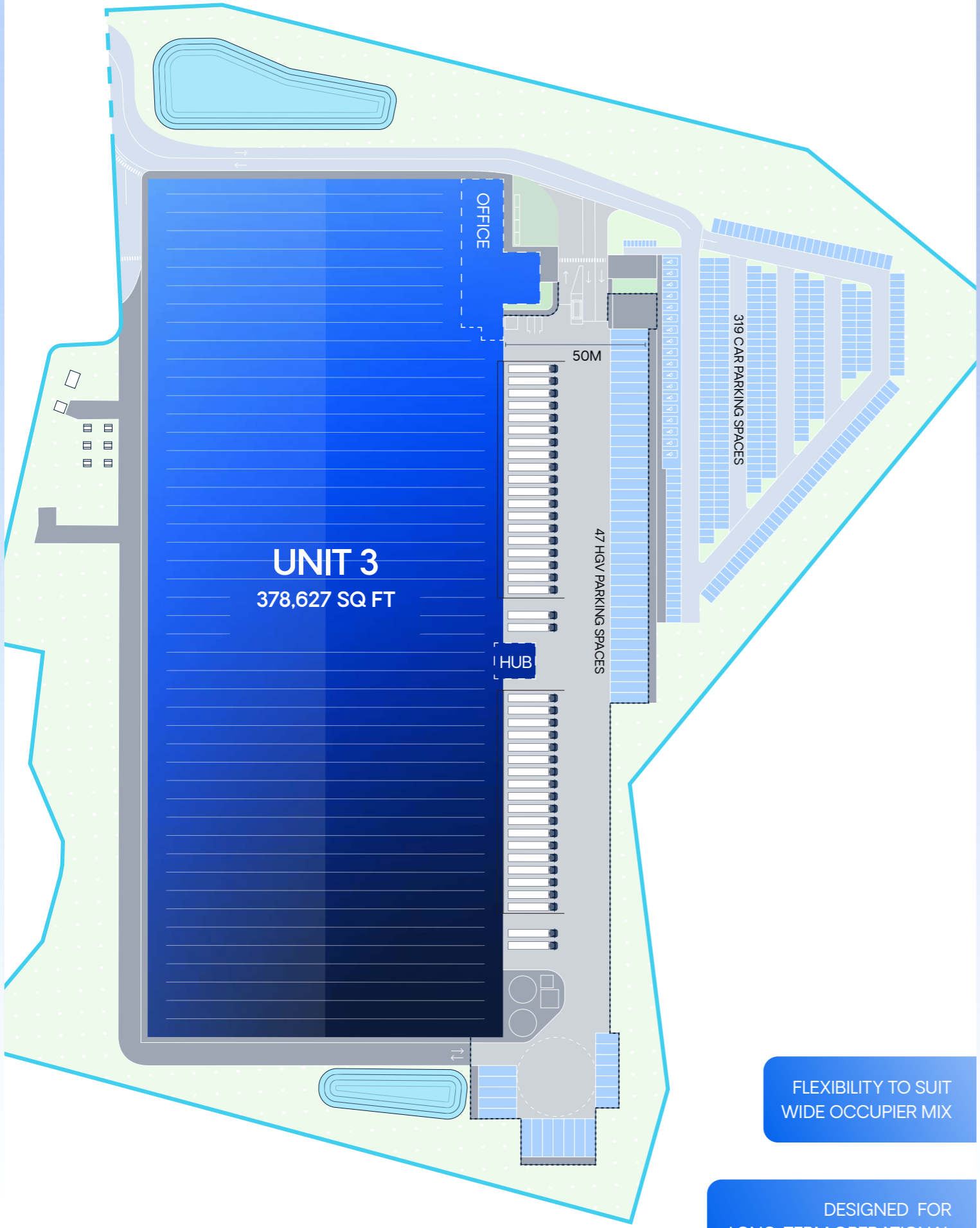


Leeds City Centre
35 MINUTES



Liverpool City Centre
45 MINUTES





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

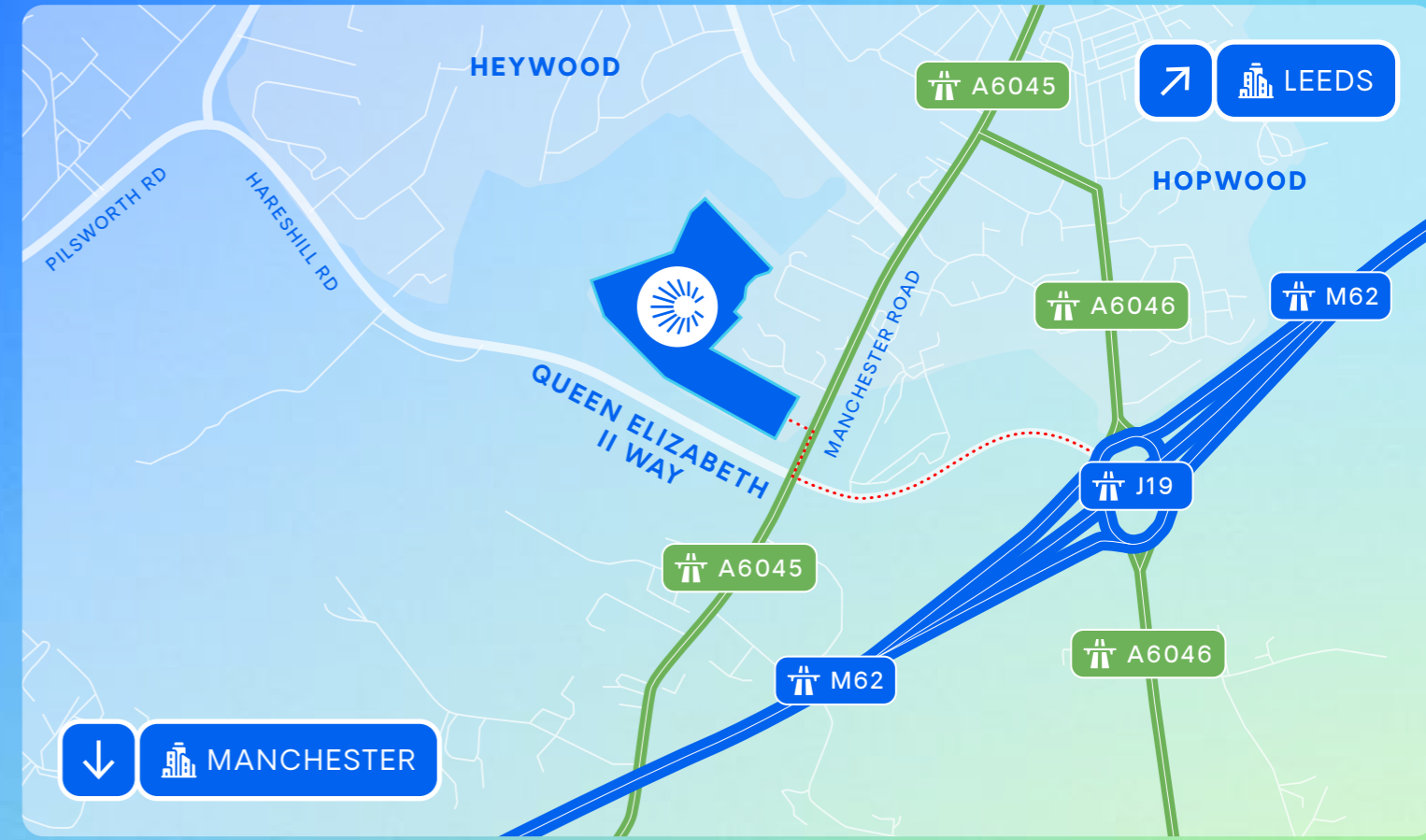
CITIES	TIME	MILES
Manchester	18	17.4
Preston	40	34
Leeds	40	35.4
Liverpool	45	39.3
Crewe	55	49
Birmingham	1 hr 40	99.2
London	3 hrs 40	213.0

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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For further Information
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