core HEYWOOD J19 M62

COREHEYWOOD.COM

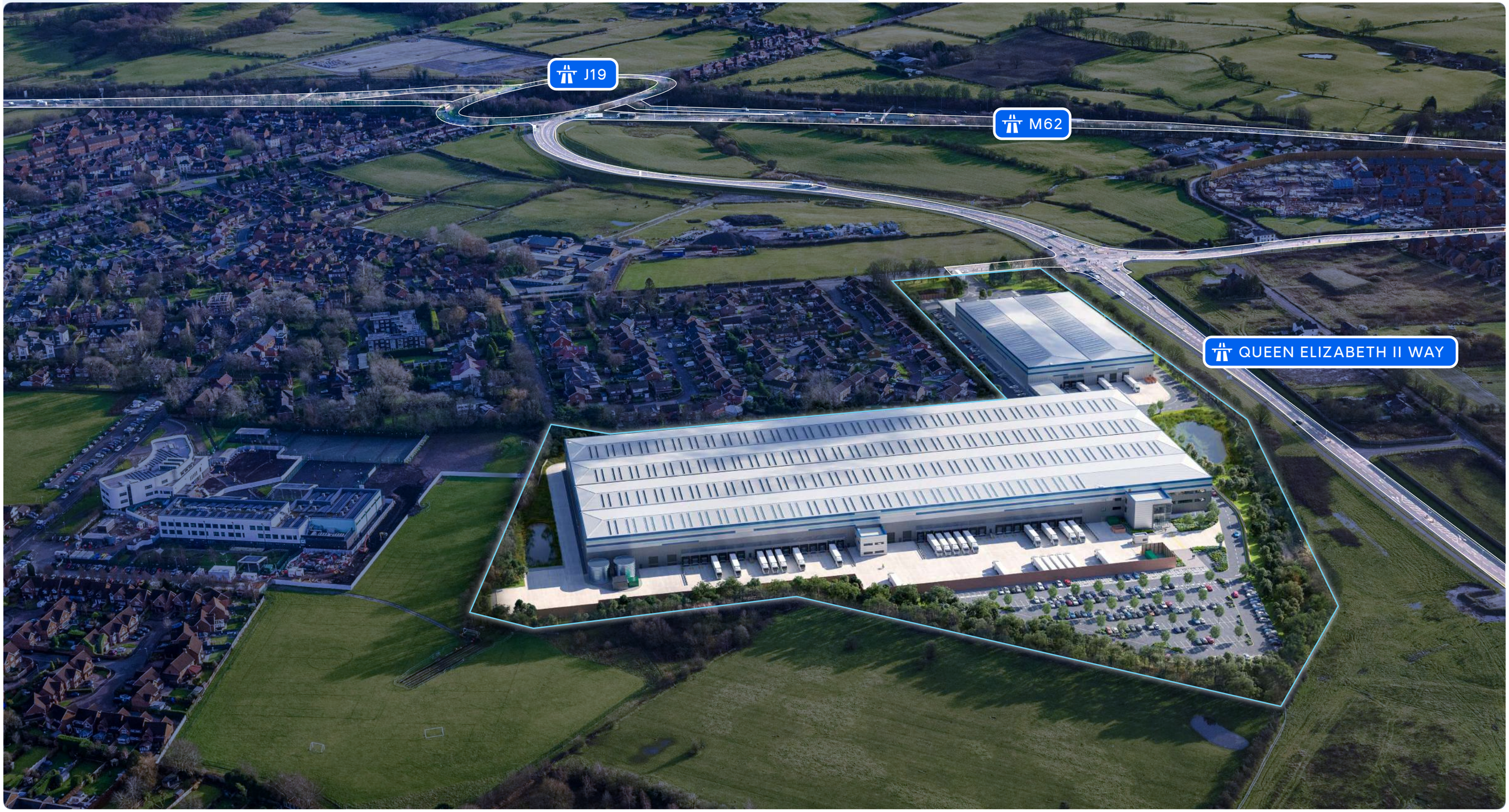
Next Generation
Logistics / Industrial Development
Junction 19 of the M62

Available for Occupation within 12 Months

Unit 3 378,627 Sq Ft

Trammell Crow Company

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



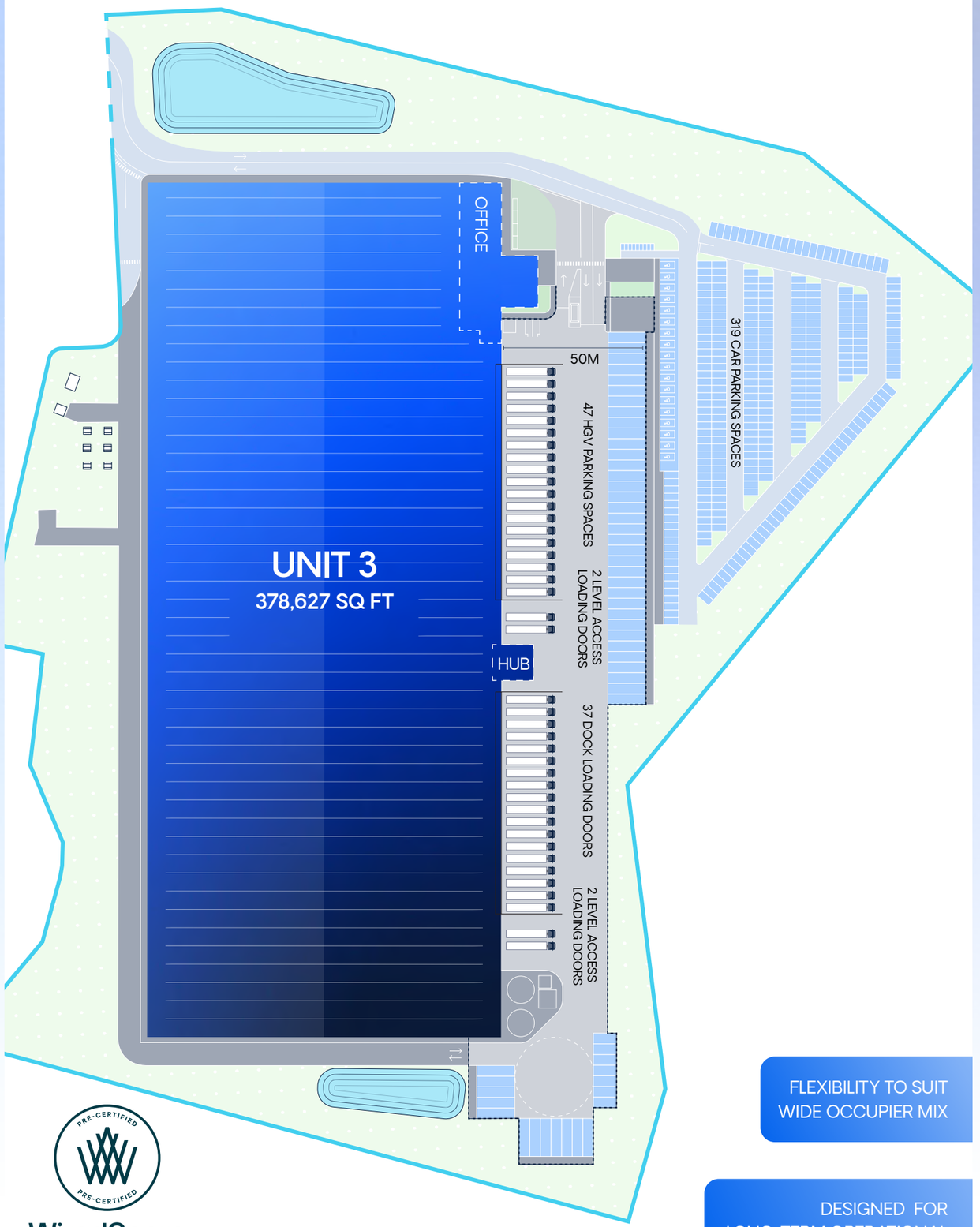
Situated within Greater Manchester's Premier Logistics Location

Manchester City Centre
20 MINUTES

Leeds City Centre
35 MINUTES

Liverpool City Centre
45 MINUTES





PRE-CERTIFIED
WiredScore
PRE-CERTIFIED

FLEXIBILITY TO SUIT WIDE OCCUPIER MIX

DESIGNED FOR LONG-TERM OPERATIONAL PERFORMANCE

Unit three

- 1.5MVA secured today, scalable to 5MVA by 2028/2029*
- Secure yards with fencing
- 50kN/m2 floor loading
- 15m clear internal height
- 37 dock loading doors & 4 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
- Enhanced natural light to warehouses
- BREEAM Excellent & EPC A
- Low-carbon building structures/materials
- Onsite EV charging points

*Subject to tenant requirements and terms agreed.



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

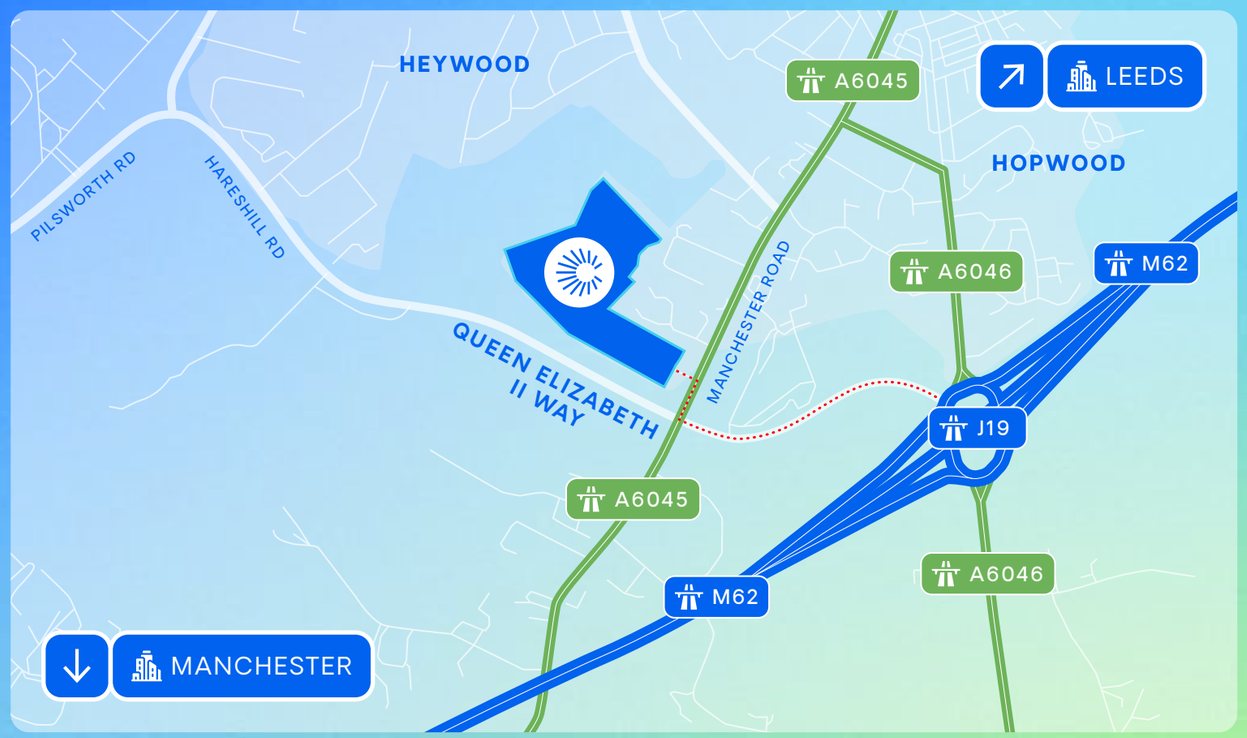
MOTORWAYS	TIME	MILES
M62 J19	2	0.5
M66 J3	6	2.6
M60	6	3.8

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

core HEYWOOD
J19 M62

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