

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](http://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
- ➔ H-346
- ➔ H-127
- ➔ H-62 & H-39
- ➔ About Russells
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HPARK is a strategic 120-acre site providing up to 1,900,000 sq ft of B2/B8 accommodation.



# 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

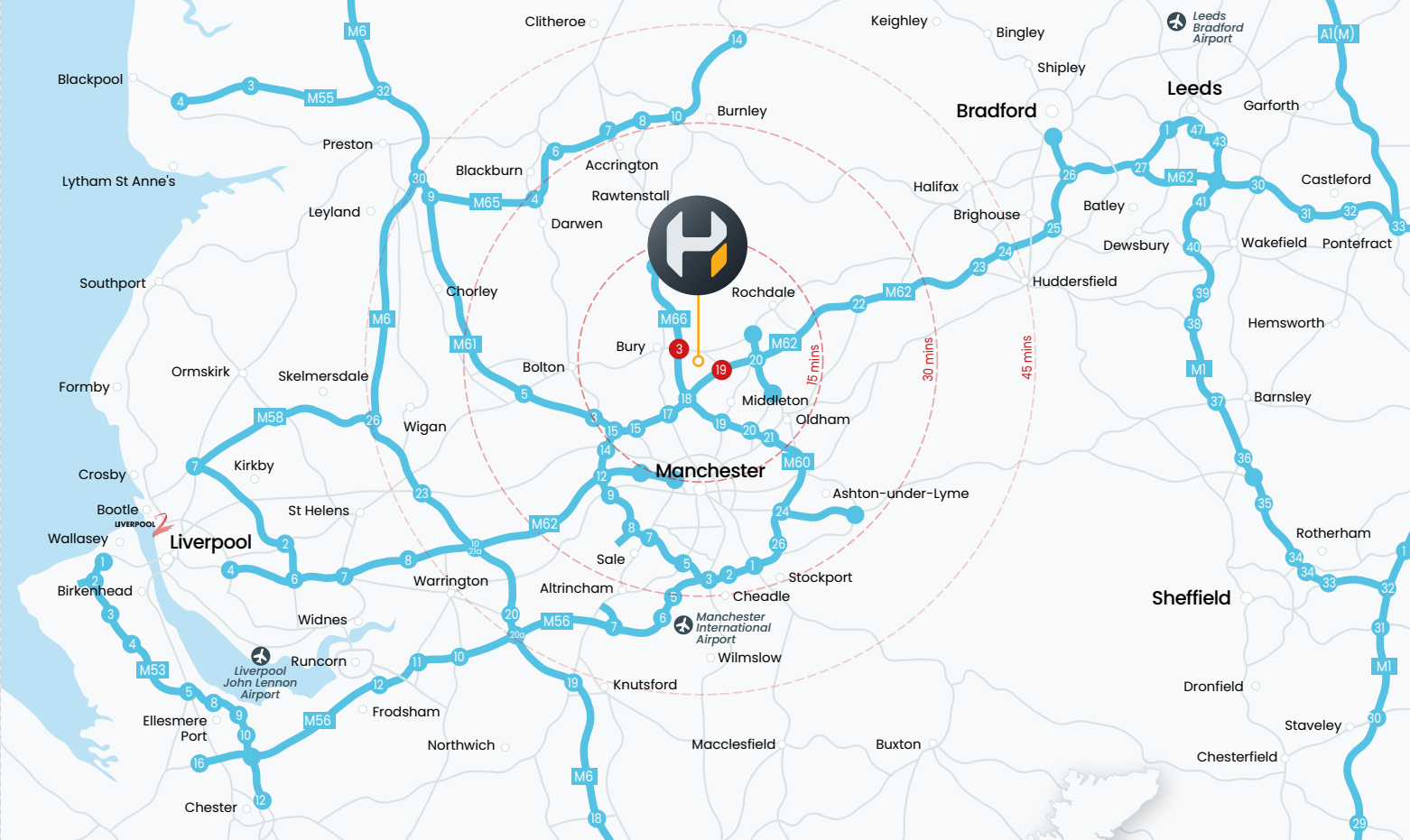


**1.9 million sq ft**  
of logistics  
space





**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)





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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 m<sup>2</sup>



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



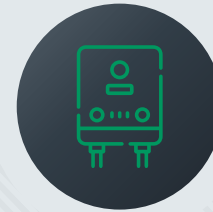
**Net Zero**  
in Construction  
(Targeting)  
to UKGBC  
definition



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



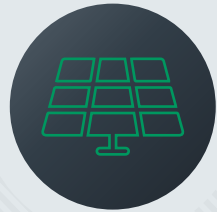
**EPC A**  
rating



**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

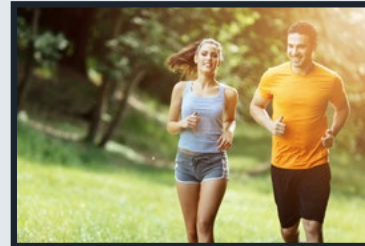


**Intelligent**  
building  
management  
system

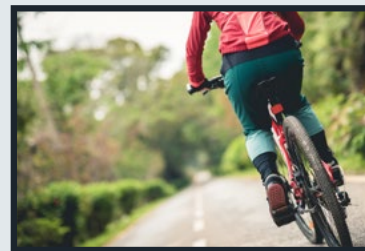


# Designed with Wellbeing in Mind

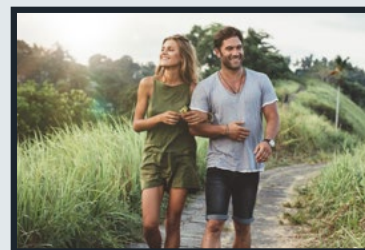
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3km and 5km running trail



2.3km new cycle route



5km of walking paths



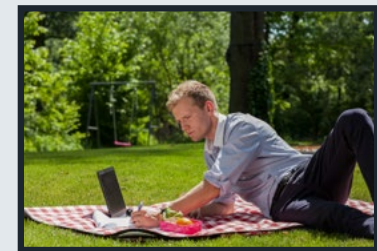
## Wellbeing

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**

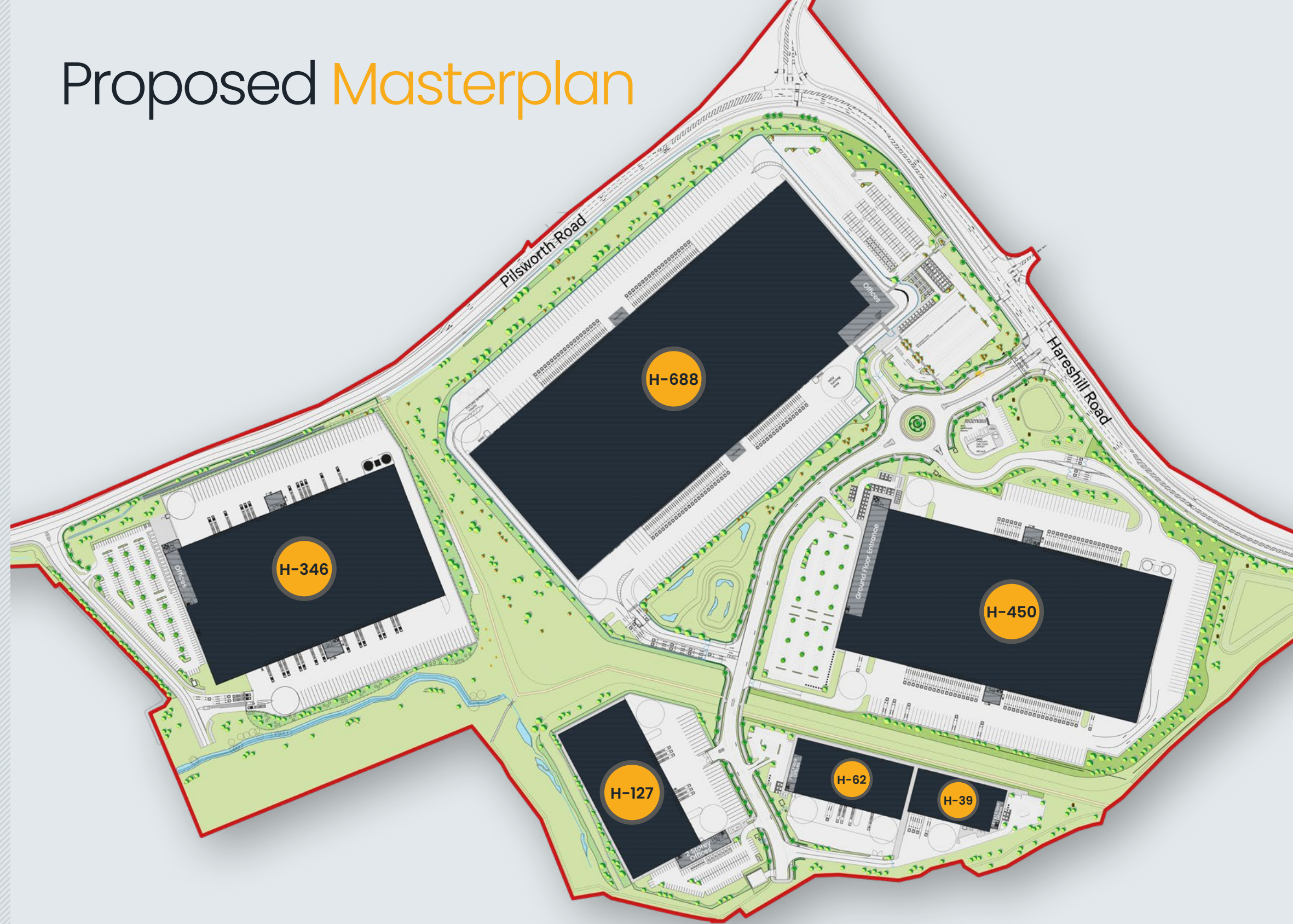


**Supported by Rochdale Borough  
Council and the Greater  
Manchester Combined Authority**

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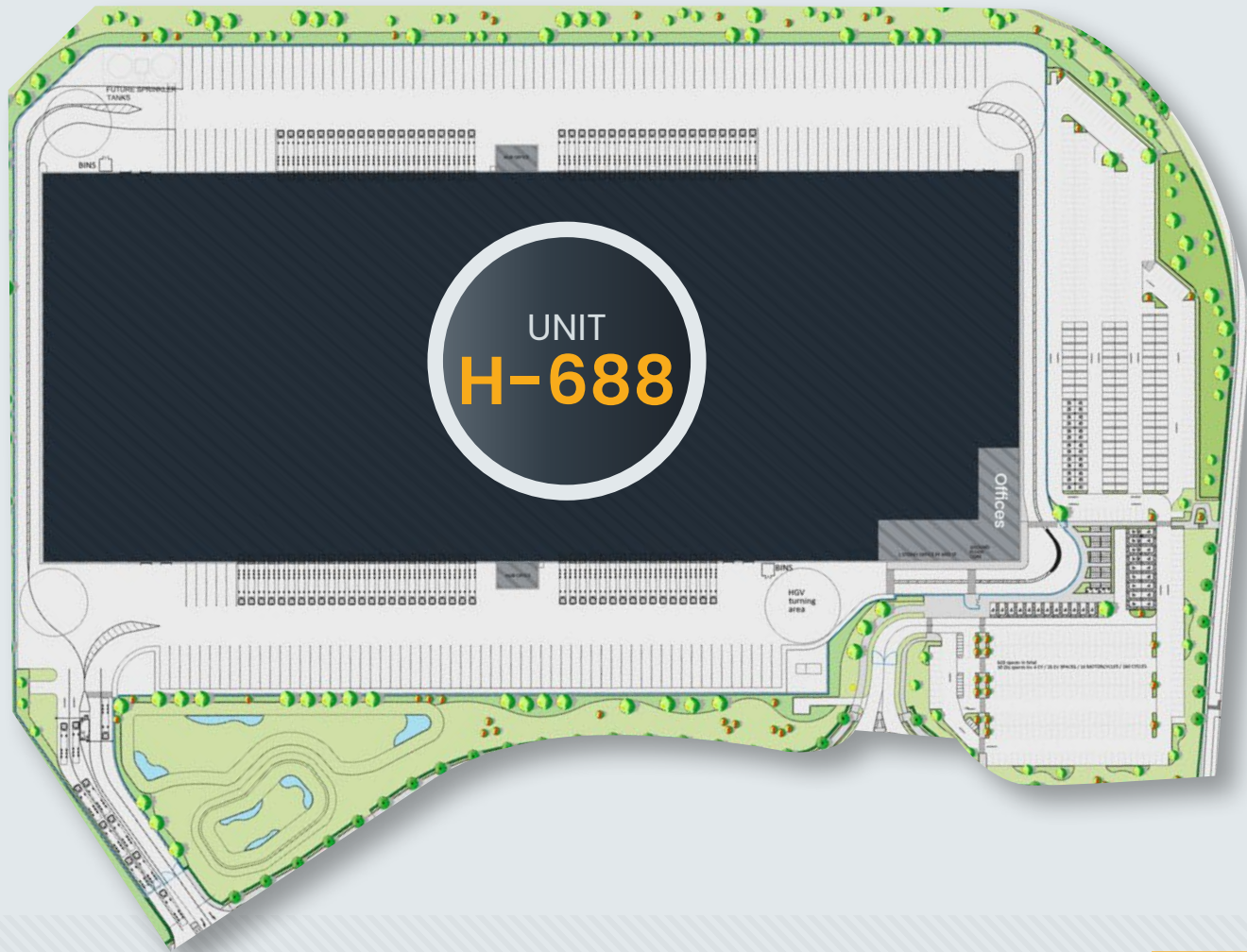
# Proposed Masterplan



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688,287 sq ft

(63,944 sq m)

(including main office and hub offices)

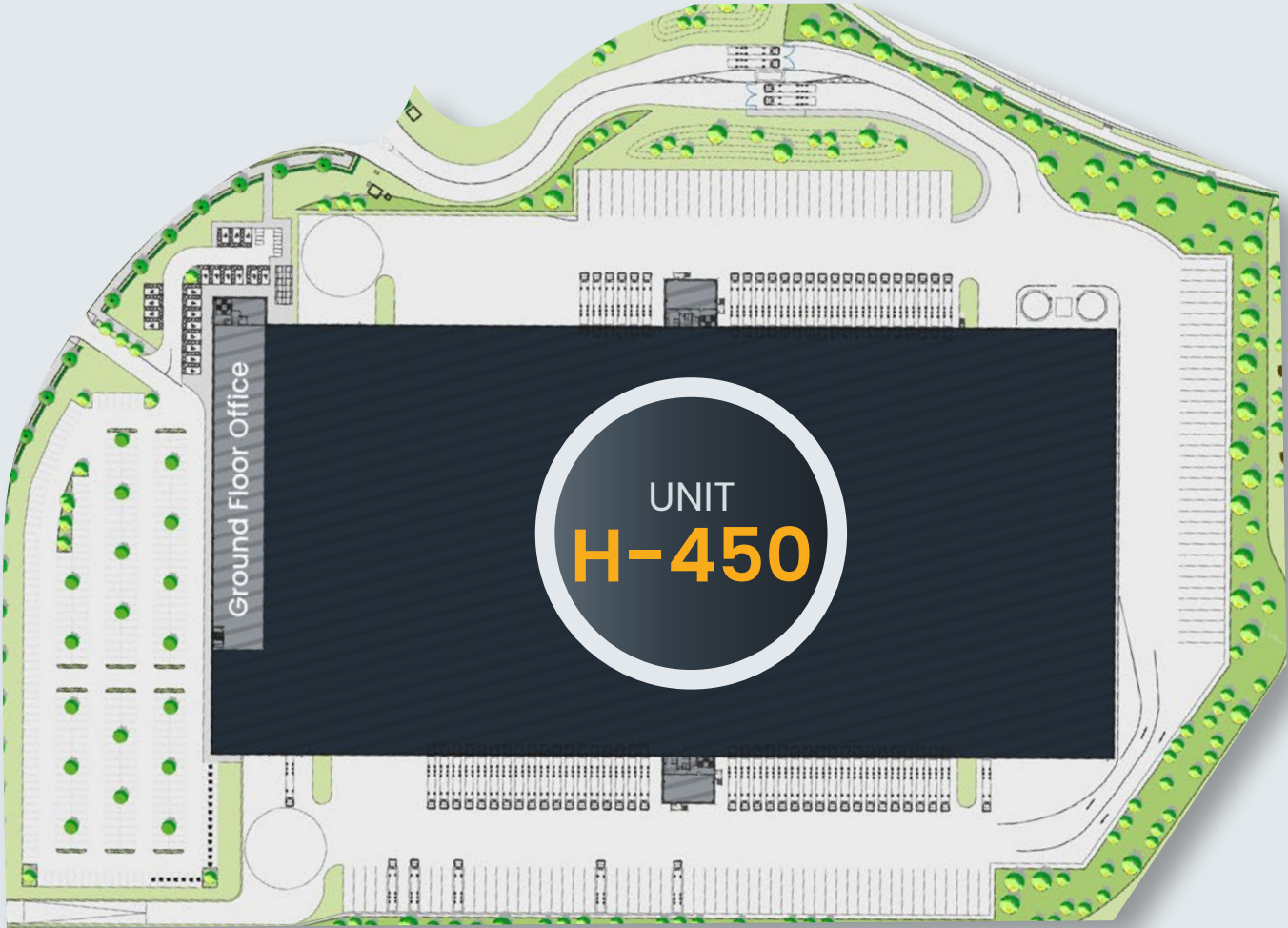
	Sq m	Sq ft
Warehouse	60,263	648,665
Offices	3,013	32,432
Hub Offices	640	6,888
Security Gatehouse	28	300
Total	63,944	688,287

	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

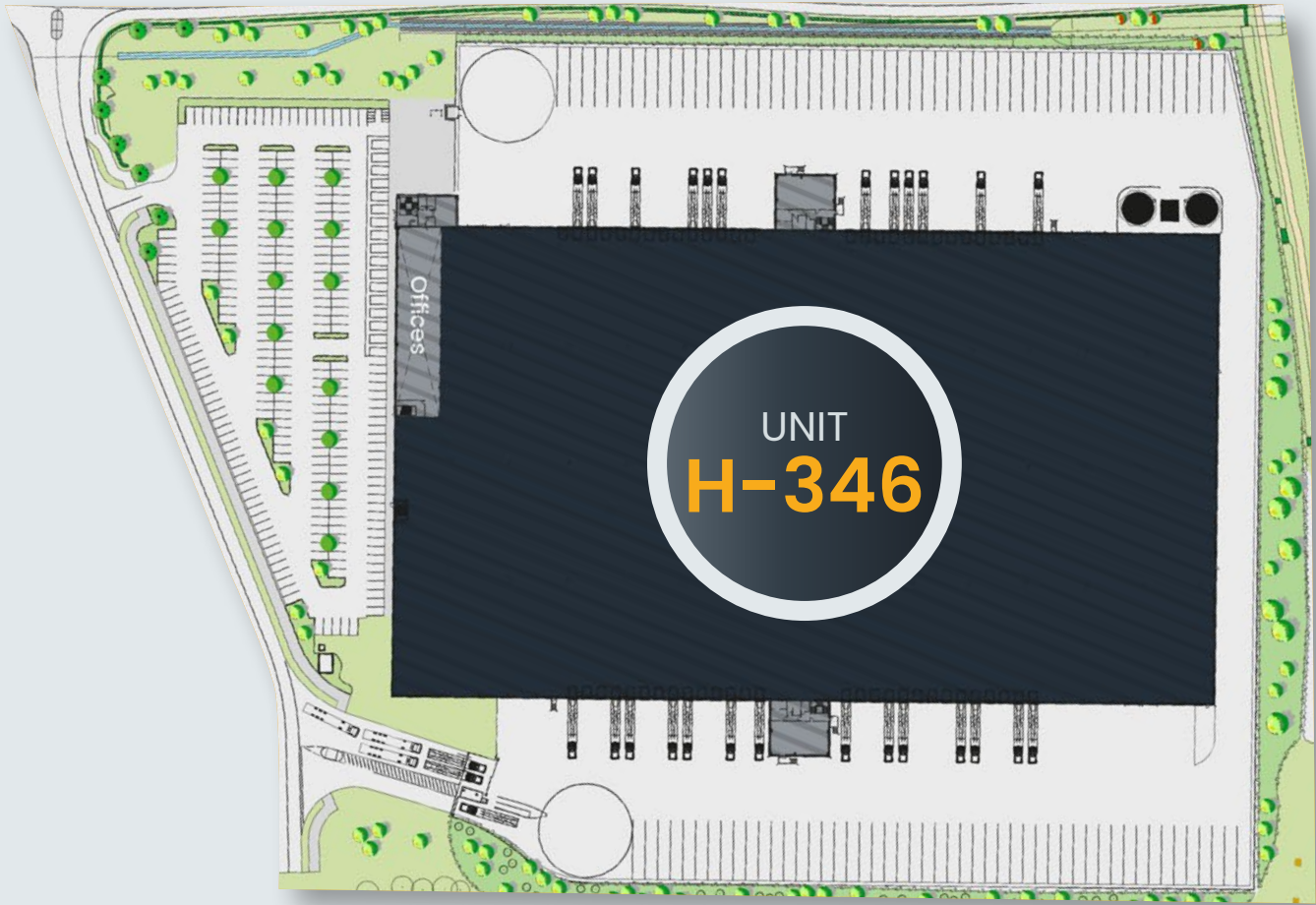


Car Spaces	413	21 disabled and 21 electric vehicle charging spaces
Trailer Spaces	129	
Dock Doors	60	
Level Access Doors	8	
Cycle Spaces	50	
Motorcycle Spaces	11	
Eaves Height	15m*	
Floor Loading	50 Kn/sq m	
Yard Depth	50m (North/South) and 35m (East)	
Power Supply	2 MVA	

\*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

31017 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

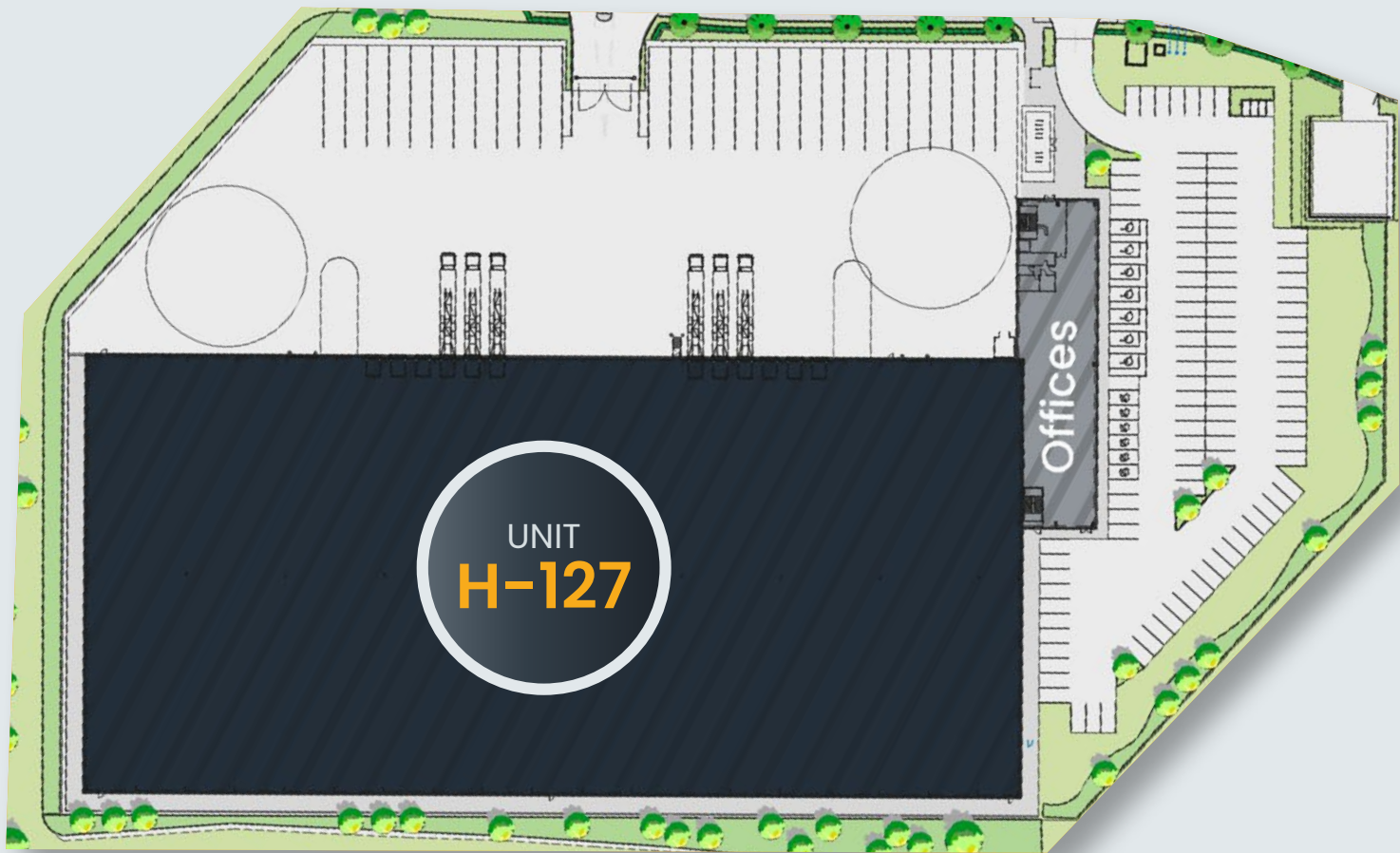


Power Supply

2 MVA



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126,594 sq ft

(11,761 sq m)

(including offices)

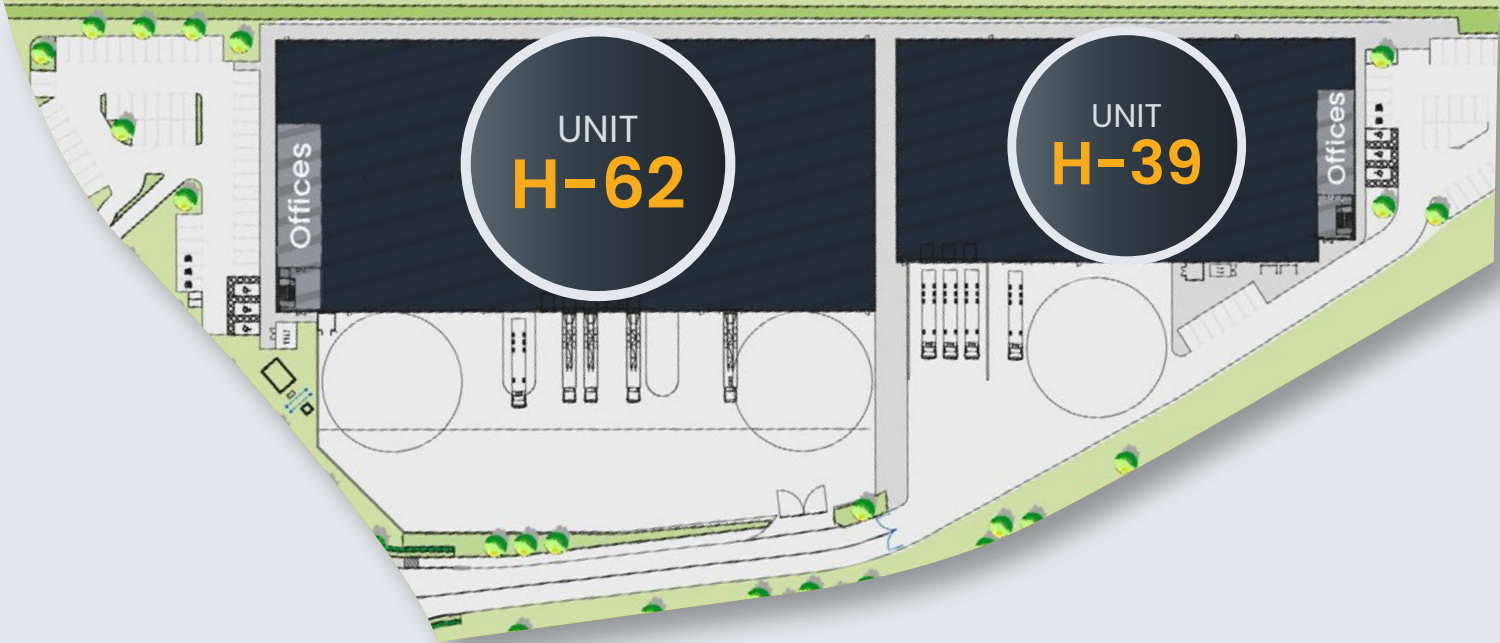
	Sq m	Sq ft
Warehouse	10,527	113,312
Offices	1,234	13,282
Total	11,761	126,594



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.



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**HPARK Manchester**  
Hareshill Road • Heywood • OL10 2TP

/// [w3w.co/jump.taken.coins](https://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



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