

DRAFT

ON SITE NOW

AVAILABLE Q2 2026

M61 | JCT6

# ARROW POINT BOLTON

VIEW THE  
DRONE  
FOOTAGE



A development by:

**Arrow**  
CAPITAL PARTNERS

TWO NEW BUILD HIGH SPECIFICATION  
LOGISTICS / MANUFACTURING UNITS

AP<sup>1</sup> | 107,500 sq ft

AP<sup>2</sup> | 220,250 sq ft

[arrowpointbolton.co.uk](http://arrowpointbolton.co.uk)

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AP1

AP2

**PRIME LOCATION** AT JCT6 OF THE M61,  
TWO BREEAM OUTSTANDING UNITS  
WITH 4.5MVA OF POWER

← M60 / M62 / M6 MANCHESTER

M61

M65 / M55 / M6 PRESTON →

J6

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HORWICH INDUSTRIAL AREA

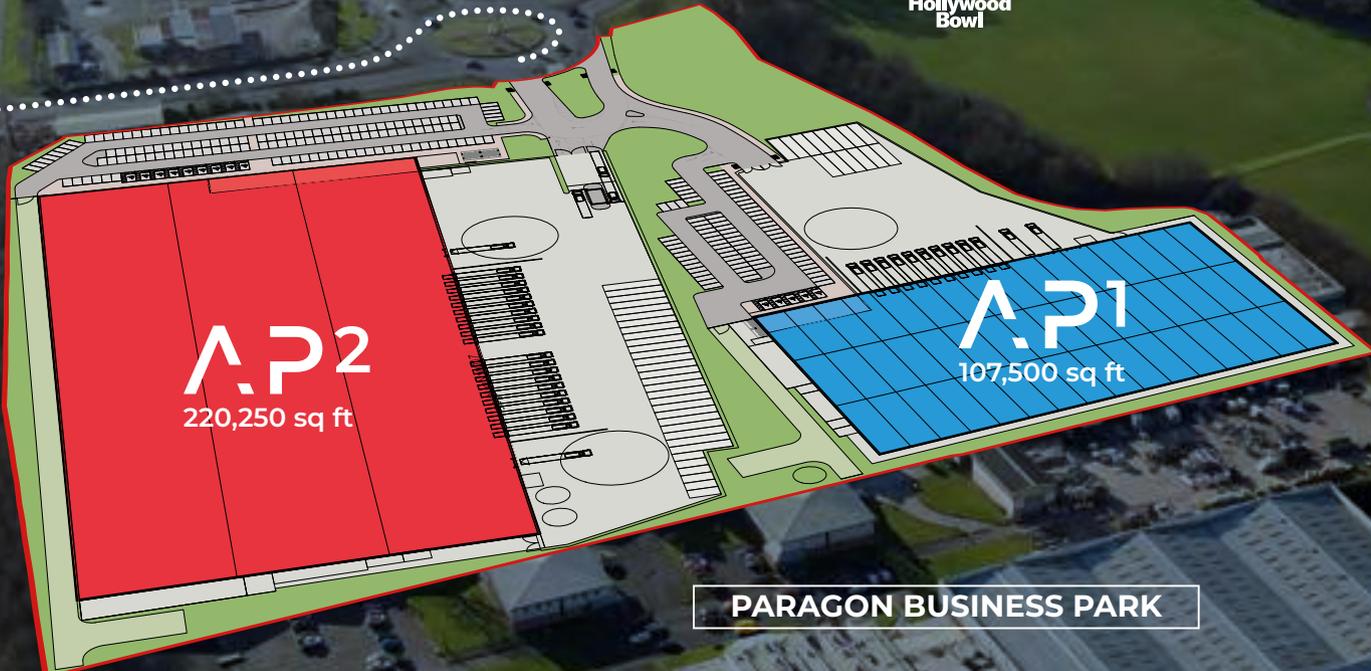
DE HAVILLAND WAY

TESCO

vue

MANSELL WAY

MIDDLEBROOK RETAIL PARK



boltonarena

toughsheet STADIUM

T.K. MAXX

KFC

McDonald's

wagamama

next

Nando's

dfs

home bargains

SUBWAY

CHIKITO

GREGGS

Bella Italia

ASDA

FRIDAYS

STARBUCKS COFFEE

SPORTSDIRECT FITNESS.COM

M&S EST. 1884

Hollywood Bowl

Boots

M61 | JCT6

**ARROW POINT**

BOLTON



# UNLOCK THE POTENTIAL OF YOUR BUSINESS

Strategically located at Junction 6 of the M61, Arrow Point presents two high-specification industrial units of 107,500 sq ft and 220,250 sq ft. Delivered by Arrow Capital Partners, these units are designed for ambitious businesses seeking outstanding connectivity, expansive space, and operational efficiency.

Each unit is built to support extensive logistics and manufacturing operations. With a 15-metre eaves height, the buildings offer excellent vertical storage potential and flexible internal layouts. A robust floor loading capacity of 50kN/m<sup>2</sup> accommodates heavy equipment and dense storage systems, while a substantial power supply of up to 4.5 MVA across the whole, enables energy-intensive processes. Yard depths of 95 and 55 metres ensure smooth HGV manoeuvrability and efficient loading operations.

Sustainability is built into the core of Arrow Point's design. Photovoltaic panels are installed on the roof to reduce energy consumption and support environmental targets. The inclusion of electric vehicle charging points and dedicated cycle parking promotes sustainable commuting options, aligning with the expectations of a modern workforce.

Inside, each unit features high-quality office and amenity space, providing a comfortable and professional working environment. From operational capability to workforce wellbeing, Arrow Point offers the scale, specification, and sustainability to drive your business forward.



## SUSTAINABILITY

The scheme will be targeting **EPC A rating** and **BREEAM Outstanding**.



## CONNECTIVITY

Adjacent to Jct 6 of the M61 with **direct access** to the **M60**.



## WELLBEING

Features **premium amenity space** and provision for up to **36 cycle spaces**.



## SIZE

Up to **95m of yard depth** and **eaves heights of 15m**.



## POWER

**4.5MVA** available to supercharge your business operations.



## EV CHARGING

**41 x electric vehicle charging points** provided across both units.



## GREEN SPACE

A **dedicated green space** is provided at the front of Arrow Point.

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# A BEST-IN-CLASS SPECIFICATION

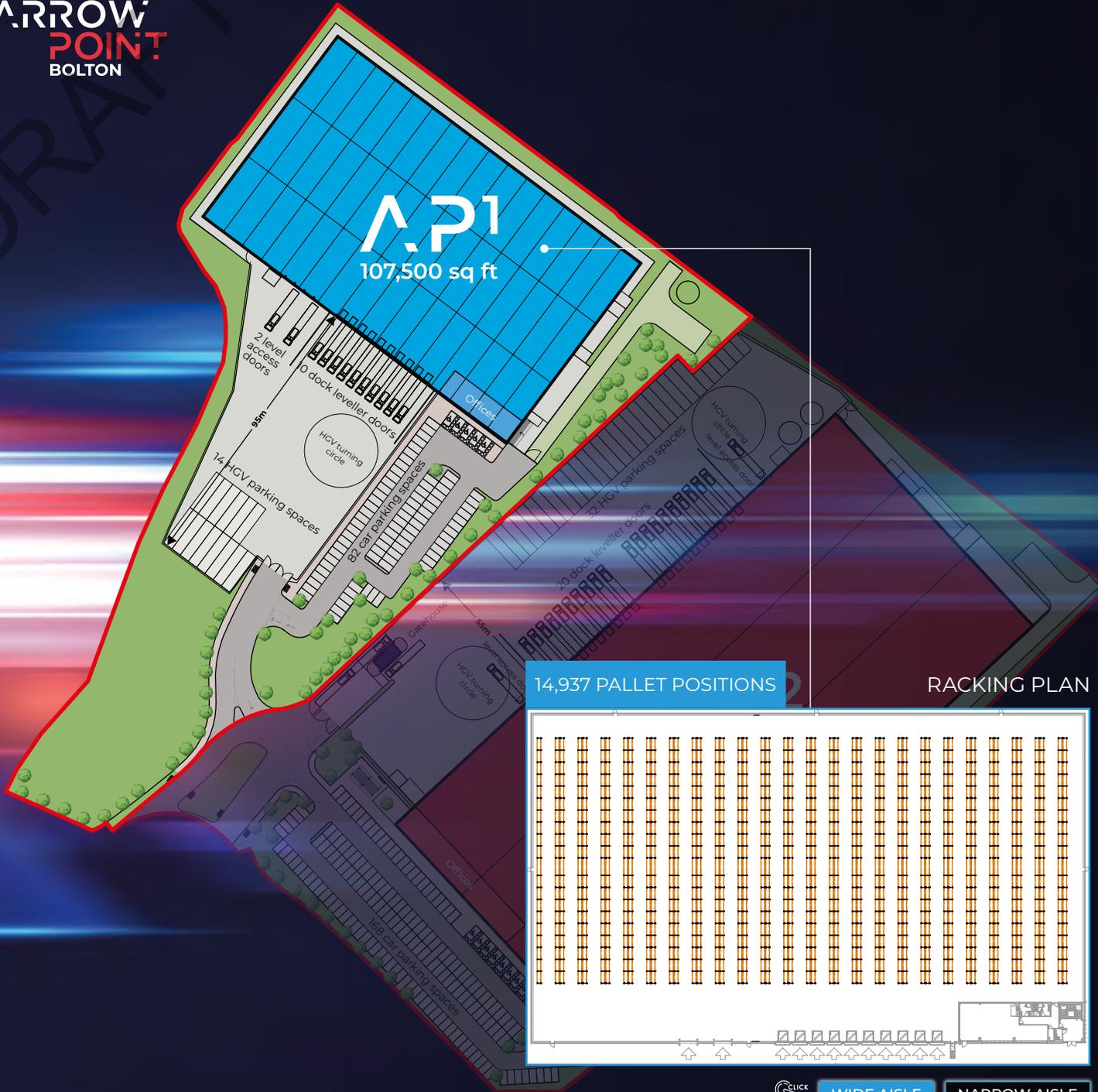


**A.P1**

**A.P2**



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# A BEST-IN-CLASS SPECIFICATION



**A.P1**

**A.P2**



**15M** EAVES HEIGHT



POWER OF **1.5MVA**



**50KN/M²** FLOOR LOAD



**720M²** PV PANELS TO ROOF PROVIDING **158KWP**



> **2 X** LEVEL ACCESS DOORS  
 > **10 X** DOCK LEVELLERS



**HIGH QUALITY** OFFICE & AMENITY SPACE



**95M** YARD DEPTH



**12 X** CYCLE PARK SPACES



**14 X** 15M LONG HGV TRAILER SPACES



> **82 X** CAR PARKING SPACES (INC 4 ACCESSIBLE)

> **2 X** MOTORCYCLE SPACES

> **17 X** EV CAR CHARGING SPACES

## ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
UNIT A.P1 GF WAREHOUSE	102,000	9,476
GROUND AND 1ST FLOOR MAIN OFFICE	5,500	511
<b>TOTAL</b>	<b>107,500</b>	<b>9,987</b>



WIDE AISLE

NARROW AISLE

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# A BEST-IN-CLASS SPECIFICATION



**A.P1**

**A.P2**



**15M** EAVES HEIGHT



POWER OF **1.5MVA**



**50KN/M<sup>2</sup>** FLOOR LOAD



**720M<sup>2</sup>** PV PANELS TO ROOF PROVIDING **158KWP**



> **2 X** LEVEL ACCESS DOORS  
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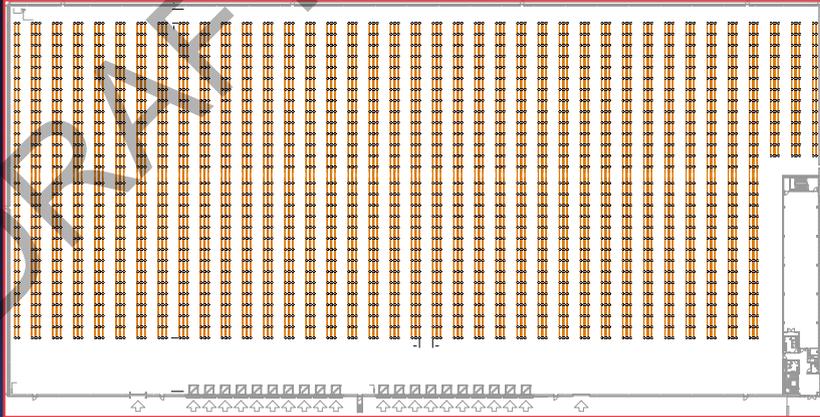


WIDE AISLE

NARROW AISLE

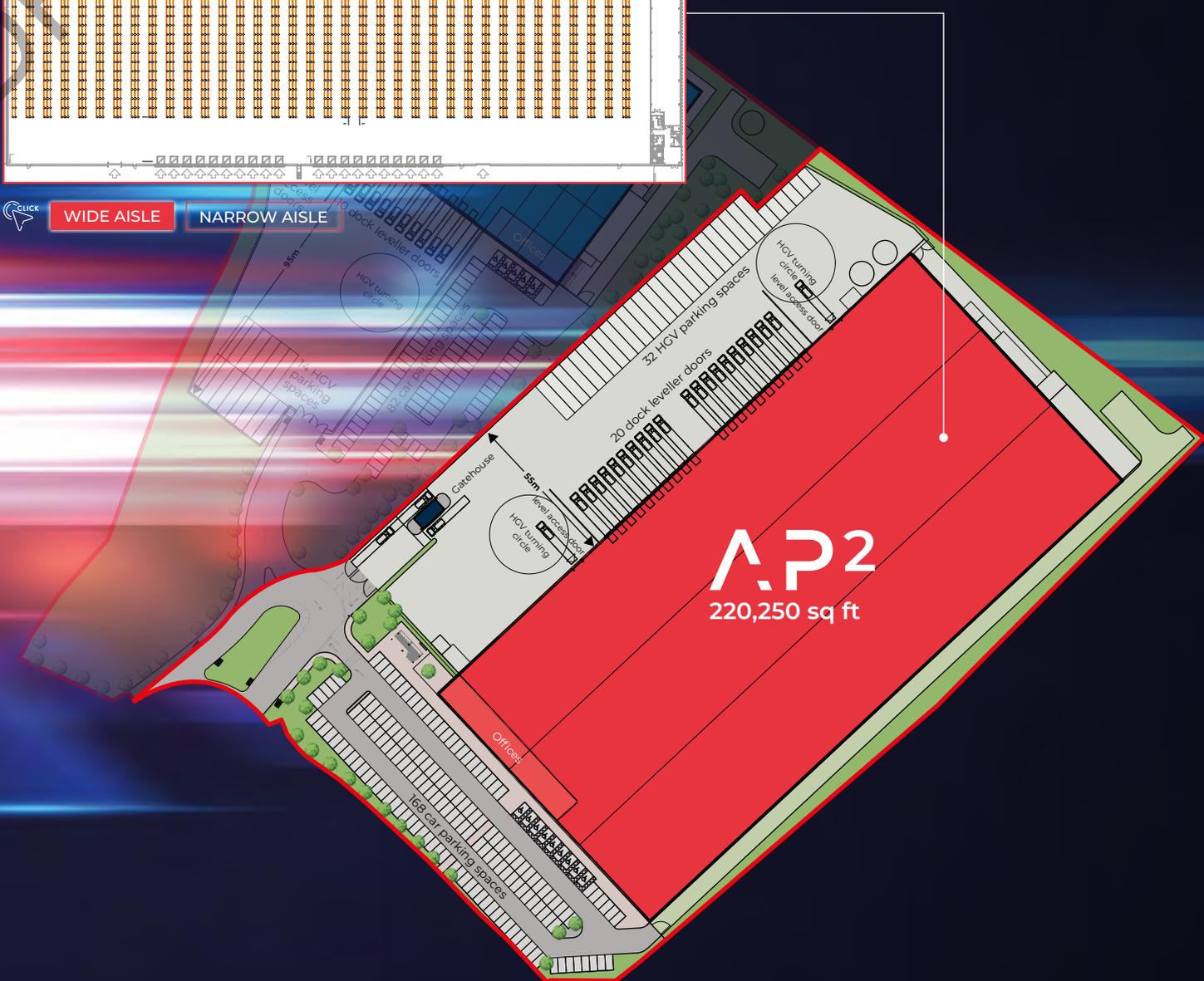
RACKING PLAN

32,217 PALLET POSITIONS



WIDE AISLE

NARROW AISLE



**AP2**  
220,250 sq ft

# A BEST-IN-CLASS SPECIFICATION



**AP1**

**AP2**



15M EAVES HEIGHT



POWER OF 3MVA



50KN/M<sup>2</sup> FLOOR LOAD



1,395M<sup>2</sup> PV PANELS TO ROOF PROVIDING 307KWP



> 2 X LEVEL ACCESS DOORS  
> 20 X DOCK LEVELLERS



HIGH QUALITY OFFICE & AMENITY SPACE



55M YARD DEPTH



24 X CYCLE PARK SPACES



32 X 15M LONG HGV TRAILER SPACES



> 168 X CAR PARKING SPACES (INC 9 ACCESSIBLE)



SECURITY GATEHOUSE



> 5 X MOTORCYCLE SPACES  
> 34 X EV CAR CHARGING SPACES

## ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
UNIT AP2 GF WAREHOUSE	209,500	19,463
GROUND AND 1ST FLOOR MAIN OFFICE	10,500	975
GATEHOUSE	250	23
<b>TOTAL</b>	<b>220,250</b>	<b>20,461</b>



# SUSTAINABILITY BUILT IN

Arrow Point benefits from a high quality standard specification, targeting BREEAM 'Outstanding' to prioritise energy efficiency and reduced operating costs for occupiers.



MEETS THE HIGHEST LEVELS OF ENVIRONMENTAL AND SOCIAL STANDARDS

**BREEAM®**

TARGETING BREEAM 'OUTSTANDING'



EPC 'A' RATING



BUILDING FABRIC DESIGNED AND CONSTRUCTED TO VERY HIGH STANDARDS OF INSULATION AND AIR-TIGHTNESS



15% ROOFLIGHTS TO WAREHOUSE ROOF RESULTING IN A HIGH LEVEL OF NATURAL DAYLIGHT REDUCES NEED FOR ARTIFICIAL LIGHTING



20% OF THE AVAILABLE ROOF EQUIPPED WITH PV, WITH THE REMAINDER OF THE ROOF PV READY



RAINWATER HARVESTING



WATER SAVING TAPS AND WCS



WATER LEAK DETECTION



ELECTRIC VEHICLE CHARGING POINTS IN THE CAR PARKS



CYCLE PARKING



SUB-METERING OF ENERGY CONSUMPTION



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# A STRATEGIC LOCATION TO MAXIMISE REACH

Located just minutes from key motorway junctions, Arrow Point offers businesses rapid and reliable access across the UK. Whether moving goods or expanding market reach, this strategic hub puts you at the centre of national connectivity, helping to reduce travel times and enhance operational efficiency.

## DRIVE TIMES


PLACES
AIRPORTS
SEAPORTS

MANCHESTER	24 miles	30 mins
LIVERPOOL	28 miles	45 mins
LEEDS & BRADFORD	54 miles	1 hr 22 mins

Source: Google Maps

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**ARROW POINT**  
BOLTON

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## DRIVE TIMES

- 
- 
- 

LIVERPOOL	25 miles	45 mins
HEYSHAM	47 miles	55 mins
IMMINGHAM	119 miles	2 hrs 15 mins

Source: Google Maps

OPEN MAP

# IDEALLY SITUATED AT THE HEART OF GREATER MANCHESTER

- > Strategically located on the premier North West distribution corridor, directly adjacent to Junction 6 of the M61. This provides seamless access to the M60 Manchester Ring Road just 10 miles southeast, which in turn links to major motorways including the M6, M62, M56, and M66, ensuring excellent connectivity to regional and national transport networks.
- > Positioned 5 miles (8 km) west of Bolton, 17 miles (27 km) northwest of Manchester, and 19 miles (30 km) south of Preston, with Middlebrook Rail Station only 0.6 miles (1 km) to the south, offering convenient rail transport options for employees and freight.
- > A short walk from Middlebrook Retail and Leisure Park, the largest integrated and sustainable employment, leisure, sports, and retail scheme in the UK, consistently ranked as the nation's number one retail park, enhancing amenities and lifestyle options for occupiers.



**7,927,104**  
POPULATION  
within Greater Manchester



**3,469,080**  
CONSUMERS



**465,213**  
ACTIVE LABOUR POOL  
in Greater Manchester

ARROW POINT | MANSELL WAY | HORWICH | BL6 6JL



M61 JCT 6  
**ARROW  
POINT**  
BOLTON



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HGV DRIVE TIMES

CLICK 1 HOUR 2 HOURS 3 HOURS



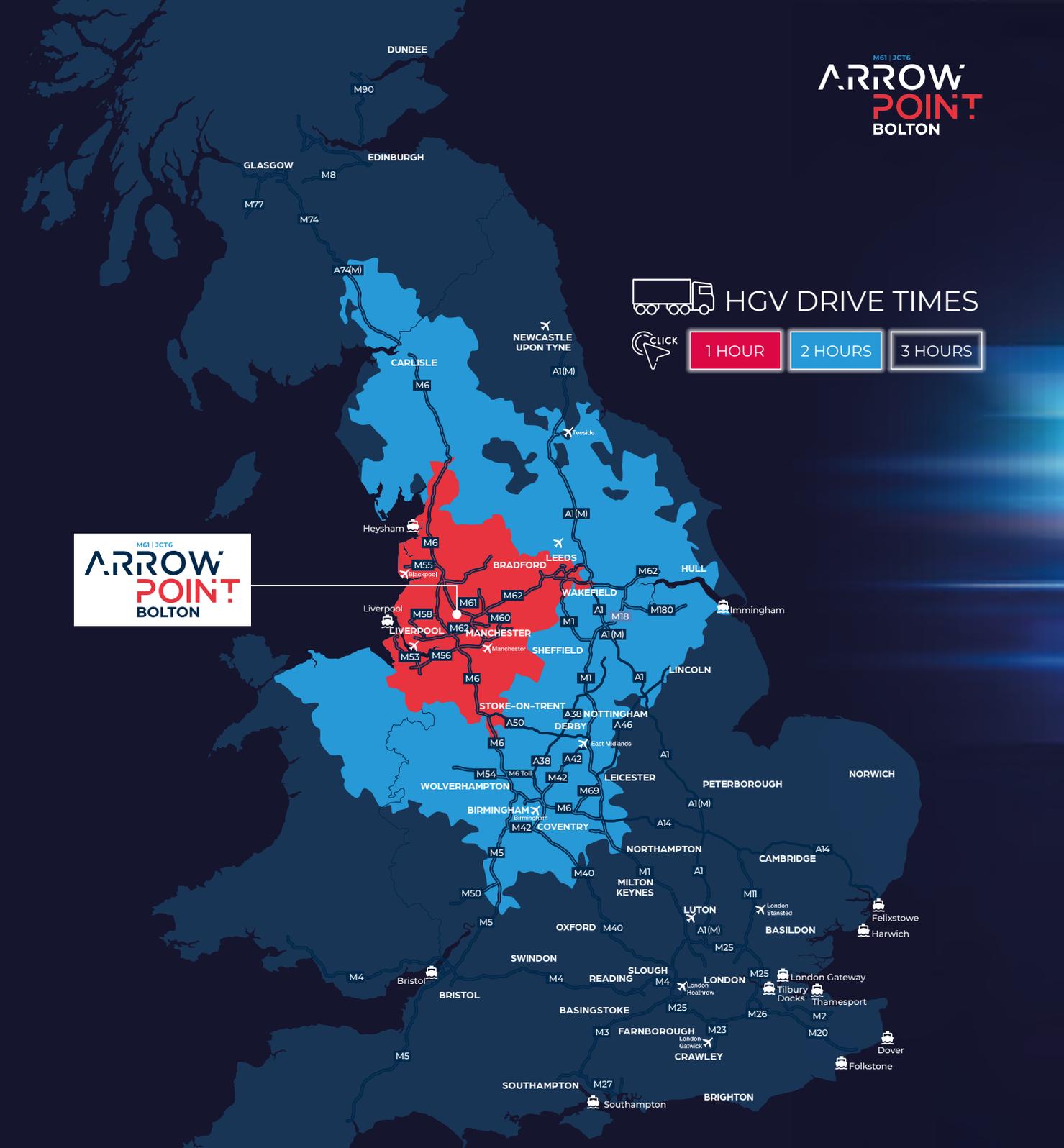
**20,113,924**  
POPULATION  
within Greater Manchester



**8,814,546**  
CONSUMERS



**1,299,632**  
ACTIVE LABOUR POOL  
in Greater Manchester



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HGV DRIVE TIMES

CLICK

1 HOUR 2 HOURS 3 HOURS



**30,910,215**  
POPULATION  
within Greater Manchester



**13,388,229**  
CONSUMERS



**1,958,216**  
ACTIVE LABOUR POOL  
in Greater Manchester



# A PRIME LOGISTICS LOCATION



## ROADS

Arrow Point is perfectly positioned to serve the Greater Manchester conurbation as well as the wider North West region, reaching 20 million consumers and 60% of UK businesses within a two-hour drive.

Located next to Junction 6 of the M61 motorway, Arrow Point provides direct access to major routes including the M60, M62, M65, and M6 motorways. The M60 is just 10 miles (16 km) away, offering excellent connectivity to both the North West and North East. The M61 also connects seamlessly to the M6, enabling swift travel north and south across the UK.



## TRAINS

Horwich Parkway Rail Station, located just 0.6 miles away, or a 12-minute walk, provides connectivity to local urban hubs, with frequent direct trains to Manchester, Wigan, Kirkby, and Southport. Bolton train station, 4.3 miles from the site, also offers regular services to Manchester, Edinburgh, Wigan, Blackburn, and more key regional cities. Manchester Piccadilly station is situated 19 miles from the property, providing additional rail connections.



## AIR

Arrow Point is positioned within 24 miles of Manchester Airport, the UK's third busiest airport by passenger numbers. The airport also serves as a key UK freight hub with an annual throughput totalling 100,000 tonnes of import and export freight and mail which connects the North of England to 160 destinations worldwide.



## PORTS

Arrow Point is strategically located in close proximity to a number of the region's key ports. Within 25 miles, occupiers can access Liverpool2, a £400 million deep-water container terminal at The Port of Liverpool. This enables the largest vessels to dock directly into the heart of the UK, with the capacity to handle next generation container ships of up to 13,500 TEU. Liverpool2 is one of the best connected container terminals in the UK, with 10 motorways within 10 miles.

## LOCAL ECONOMY



Arrow Point is strategically located in Bolton, one of Greater Manchester's most significant economic centres. With a population catchment of over 400,000 people within a 5-mile radius, Arrow Point benefits from exceptional access to a large and skilled labour pool, with strong representation in key sectors such as manufacturing, logistics, transport, storage, and administrative services.



The ten metropolitan boroughs of Greater Manchester – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford, and Wigan – represent the largest city region economy outside of London, with a Gross Value Added (GVA) of £66 billion. Bolton is the second largest employment hub in Greater Manchester, yet it maintains average wages lower than the regional norm, making it highly attractive for businesses seeking operational cost efficiency.



Bolton distinguishes itself with a compelling blend of workforce availability, connectivity, and affordability. The local authority actively participates in the Greater Manchester Combined Authority, which benefits from devolved powers under the leadership of Mayor Andy Burnham, supporting regional growth initiatives, infrastructure investment, and employment development.



Arrow Point's location at the heart of this dynamic town ensures occupiers have access not only to a competitive workforce but also to a region with strong economic momentum and sectoral diversity. With its strong industrial heritage, proactive local support, and a future-facing labour market, Arrow Point Bolton is a compelling location for forward-thinking businesses.

A development by:

**Arrow**  
CAPITAL PARTNERS

M61 | JCT6

# ARROW POINT BOLTON

## FURTHER INFORMATION / VIEWINGS

Strictly via appointment with the joint agents.  
For further information please contact;

VIEW THE  
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FOOTAGE



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