



COMMERCIAL PROPERTY PARTNERS

To Let
Arrow Point 107, Mansell Way
Horwich
BL6 6JL



Prime Location at Jct 6 of the M61, Two
BREEAM outstanding units with 4.5 MVA of
power.

107,500 Sq Ft (9,986.75 Sq M)

- 15M Eaves Height
- 50KN/SQ M Floor Load
- 2 x Level Access Doors
10 x Dock Levellers
- 95M Yard Depth

www.cpartners.co.uk

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Location

Located just 1.4 miles away from junction 6 of the M61 and 10 miles from the M61/M60 interchange and 12 miles from the M60/M62 interchange.

Description

New build high specification logistics/manufacturing units
Available Q2 2026

Accommodation

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.

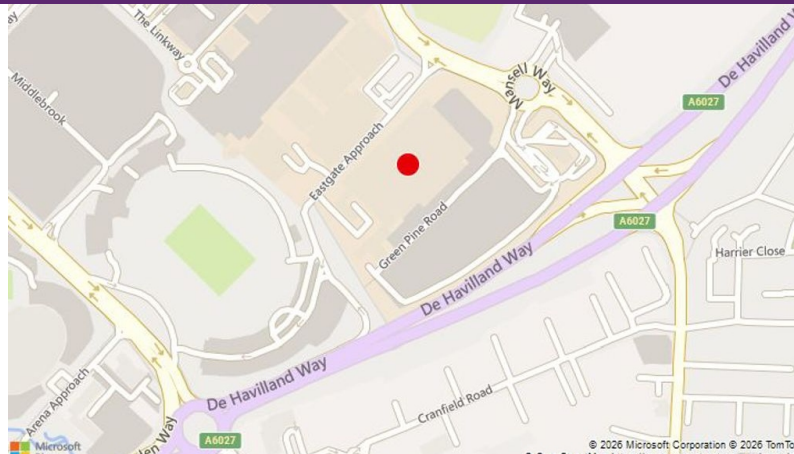
A robust floor loading capacity of 50kN/m accommodates heavy equipment and dense storage systems, while a substantial power supply of up to 4.5 MVA across the whole, enables energy-intensive processes. Yard depths of 95 and 55 metres ensure smooth HGV manoeuvrability and efficient loading operations.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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