



core

HEYWOOD
J19 M62

COREHEYWOOD.COM

Next Generation

Logistics / Industrial Development

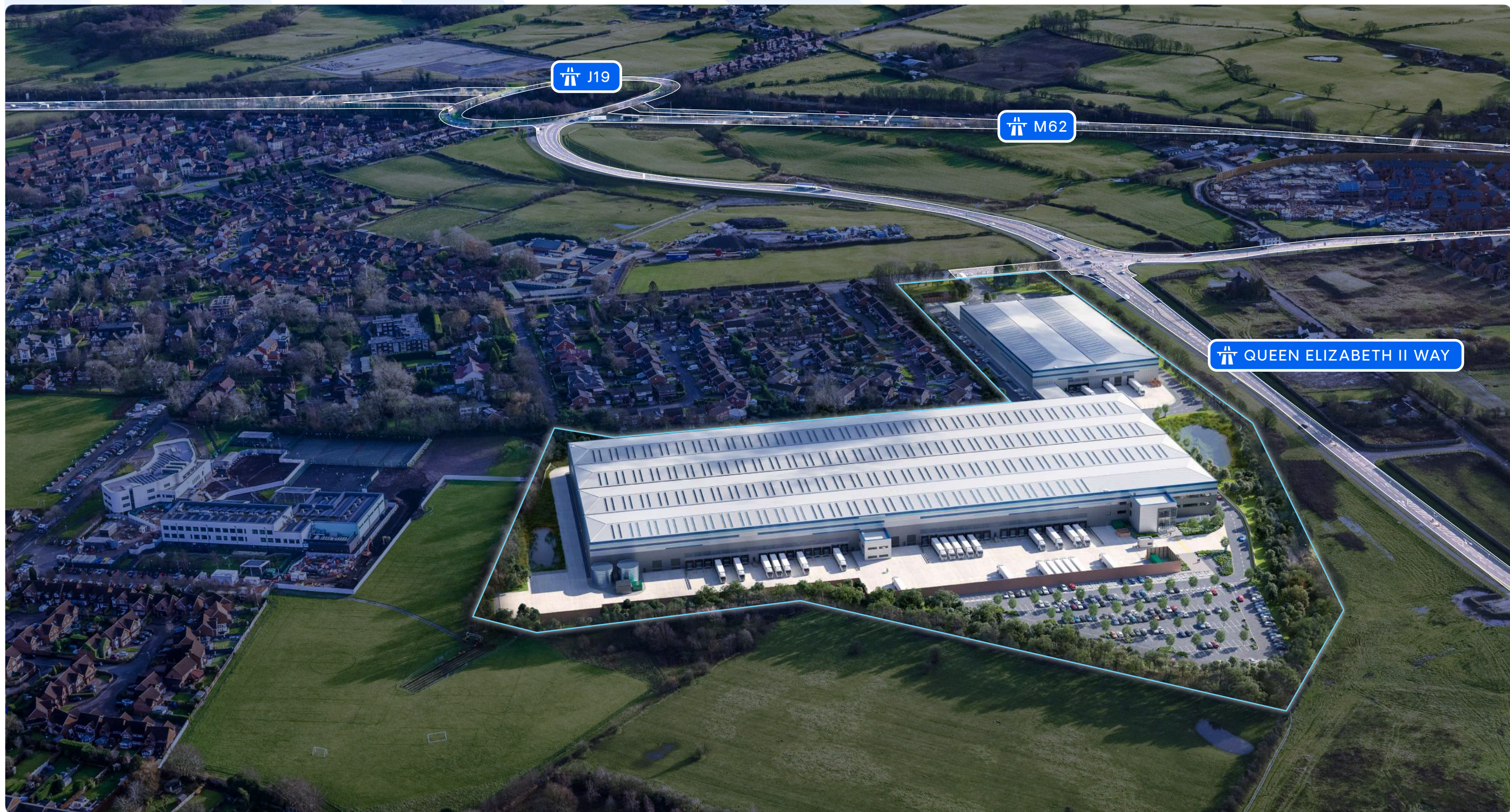
Junction 19 of the M62

Available for Occupation within 12 Months

Unit 1 50,945 Sq Ft

Unit 2 46,779 Sq Ft

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



Units 1 & 2 Core Heywood
will deliver next generation
logistics / industrial units



Situated within Greater Manchester's Premier Logistics Location



Manchester City Centre
20 MINUTES



Leeds City Centre
35 MINUTES



Liverpool City Centre
45 MINUTES



Units one & two

with ability to combine units



1.5 MVA
power



Secure yards
with fencing



50kN/m2
floor loading



12M 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

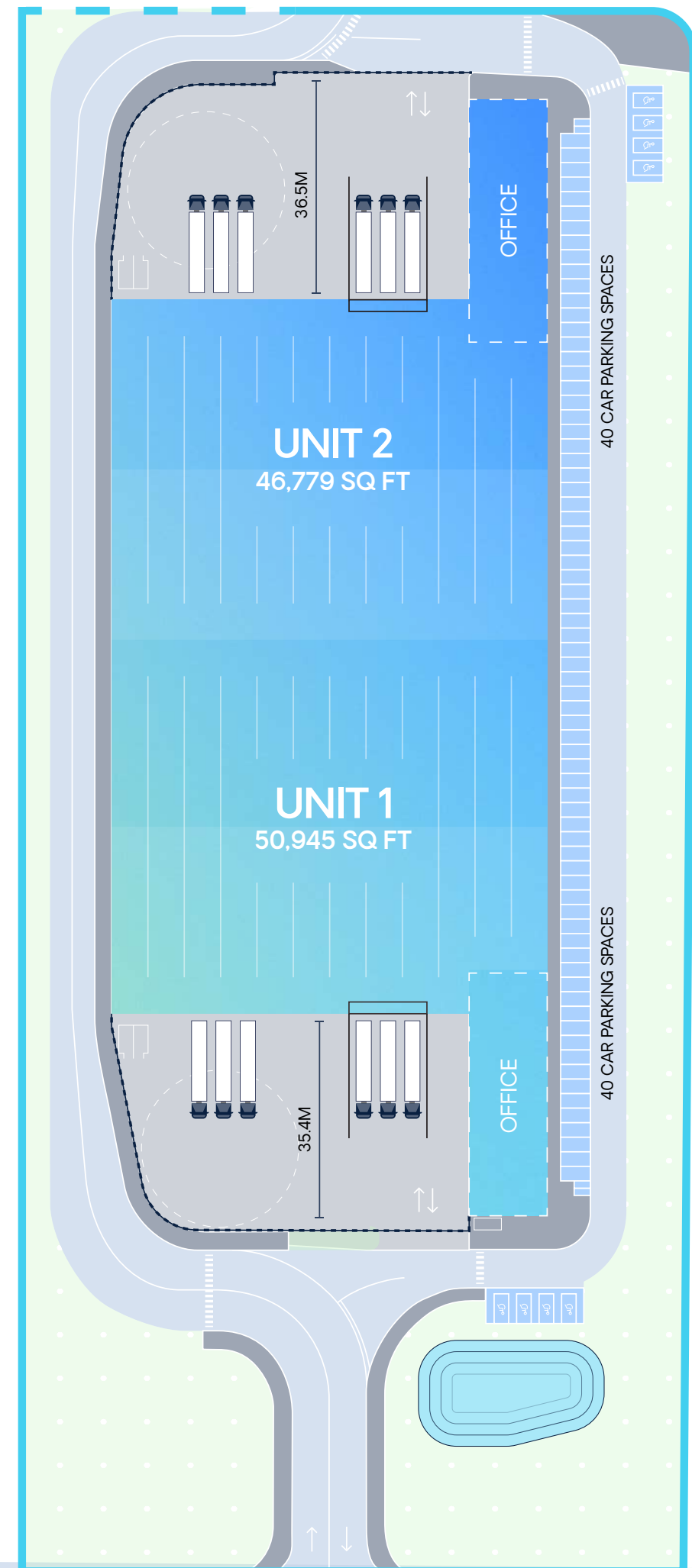


UNIT 1	SQ FT	SQ M
Warehouse	46,640	4,333
Ground Floor Office	4,305	400
TOTAL	50,945	4,733

UNIT 2	SQ FT	SQ M
Warehouse	42,474	3,946
Ground Floor Office	4,305	400
TOTAL	46,779	4,346



UNIT 3

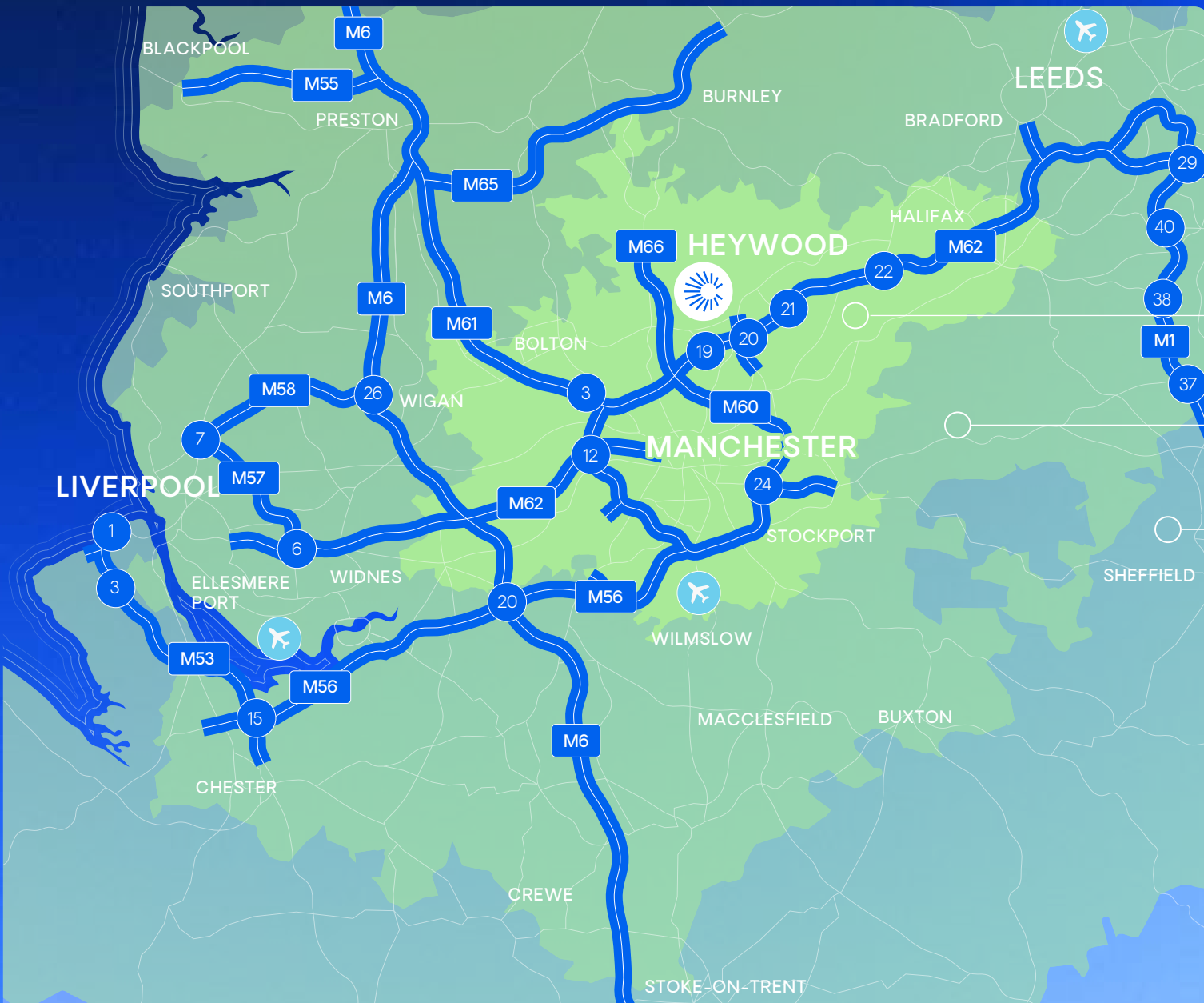


THE ABILITY TO
COMBINE UNITS

ABILITY TO
CROSS-DOCK

DESIGNED FOR
FLEXIBILITY

Exceptional connectivity,
0.5 miles to J19 M62



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 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

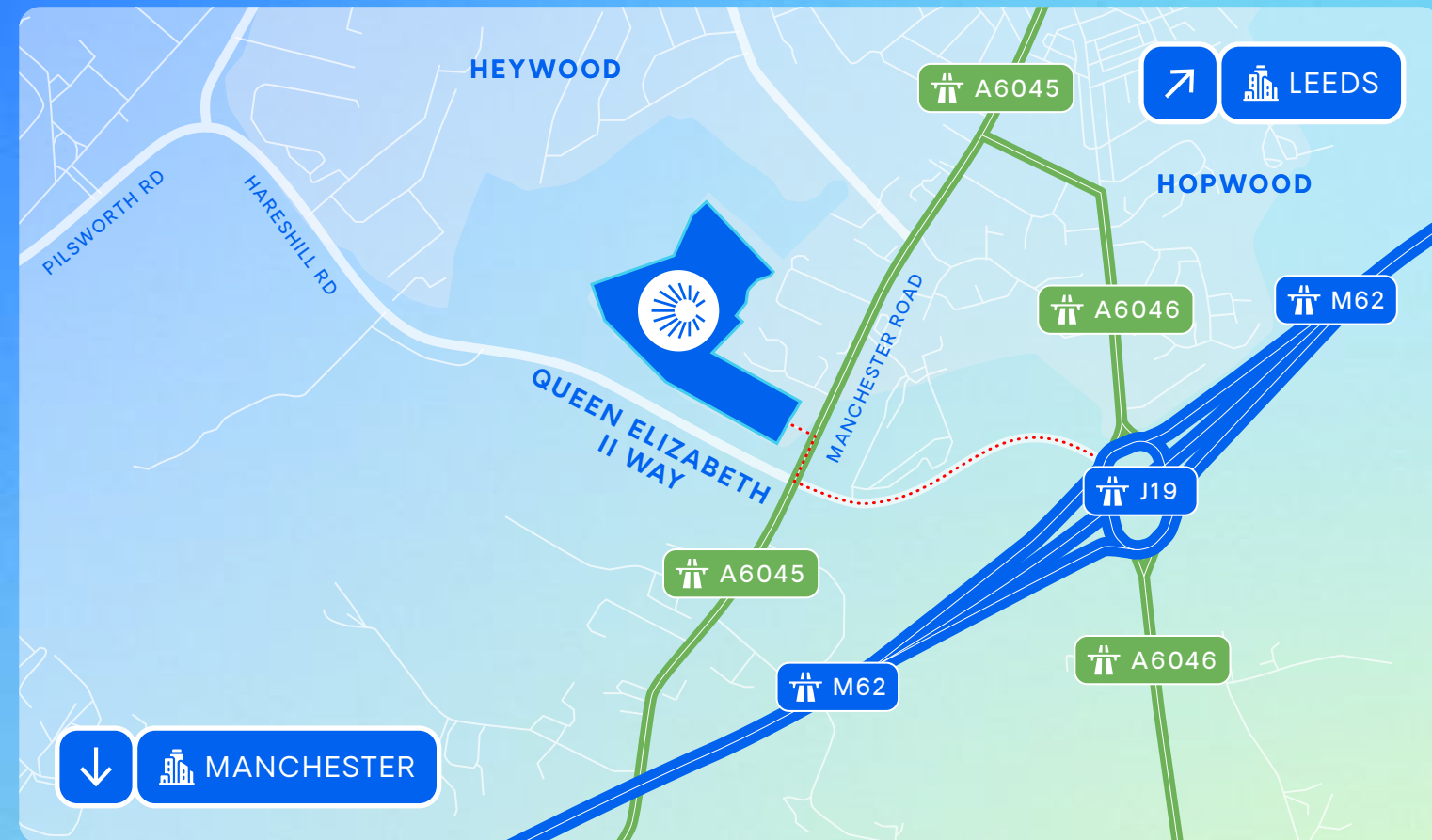
8,620,214

Within 60 minute drive

12,829,925

Within 90 minute drive

SAT NAV: OL10 2QS
W3W LARGE.ARENA.WORKED





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For further Information
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