core HEYWOOD J19 M62

COREHEYWOOD.COM

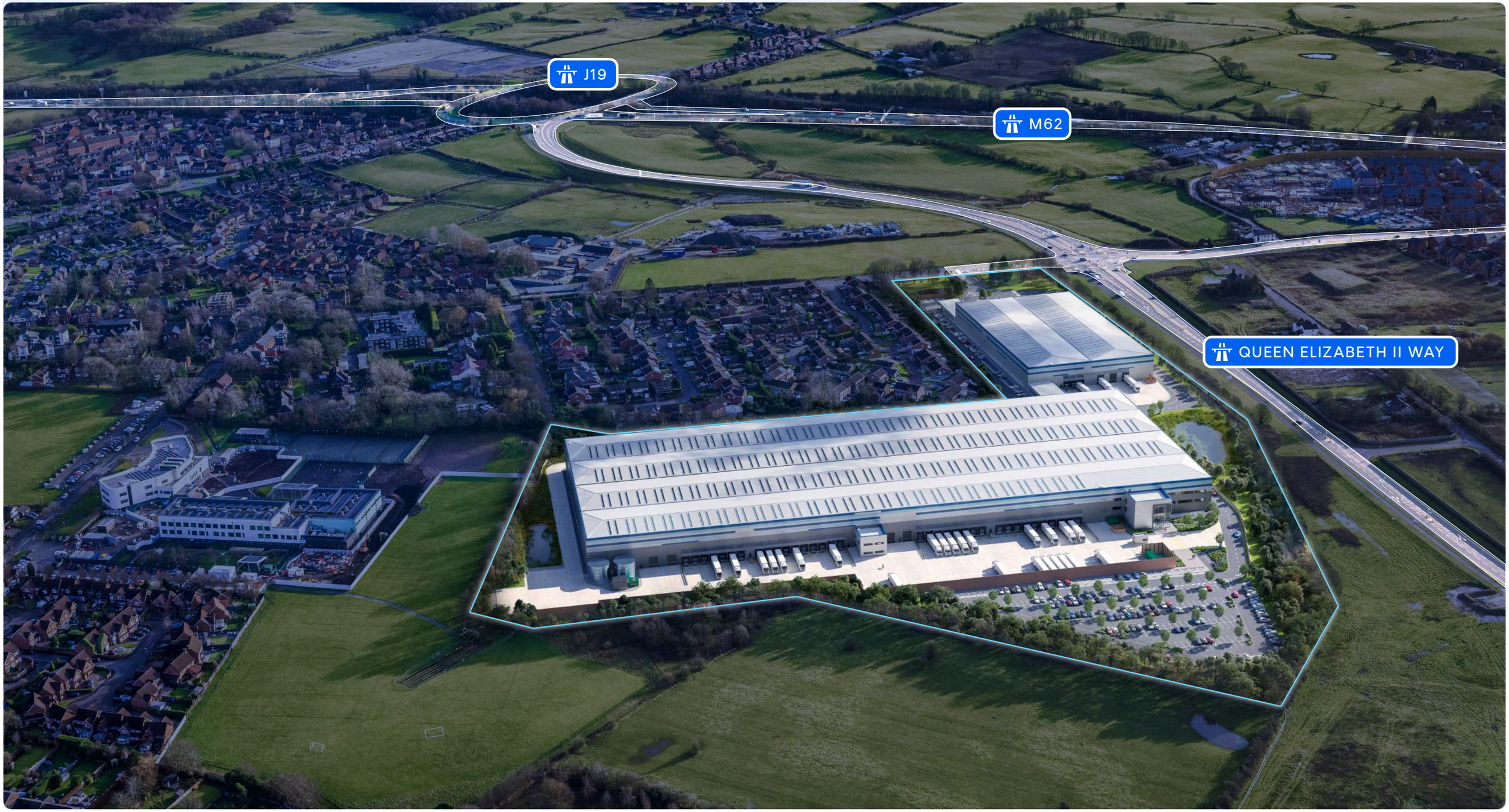
Next Generation Logistics / Industrial Development Junction 19 of the M62

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

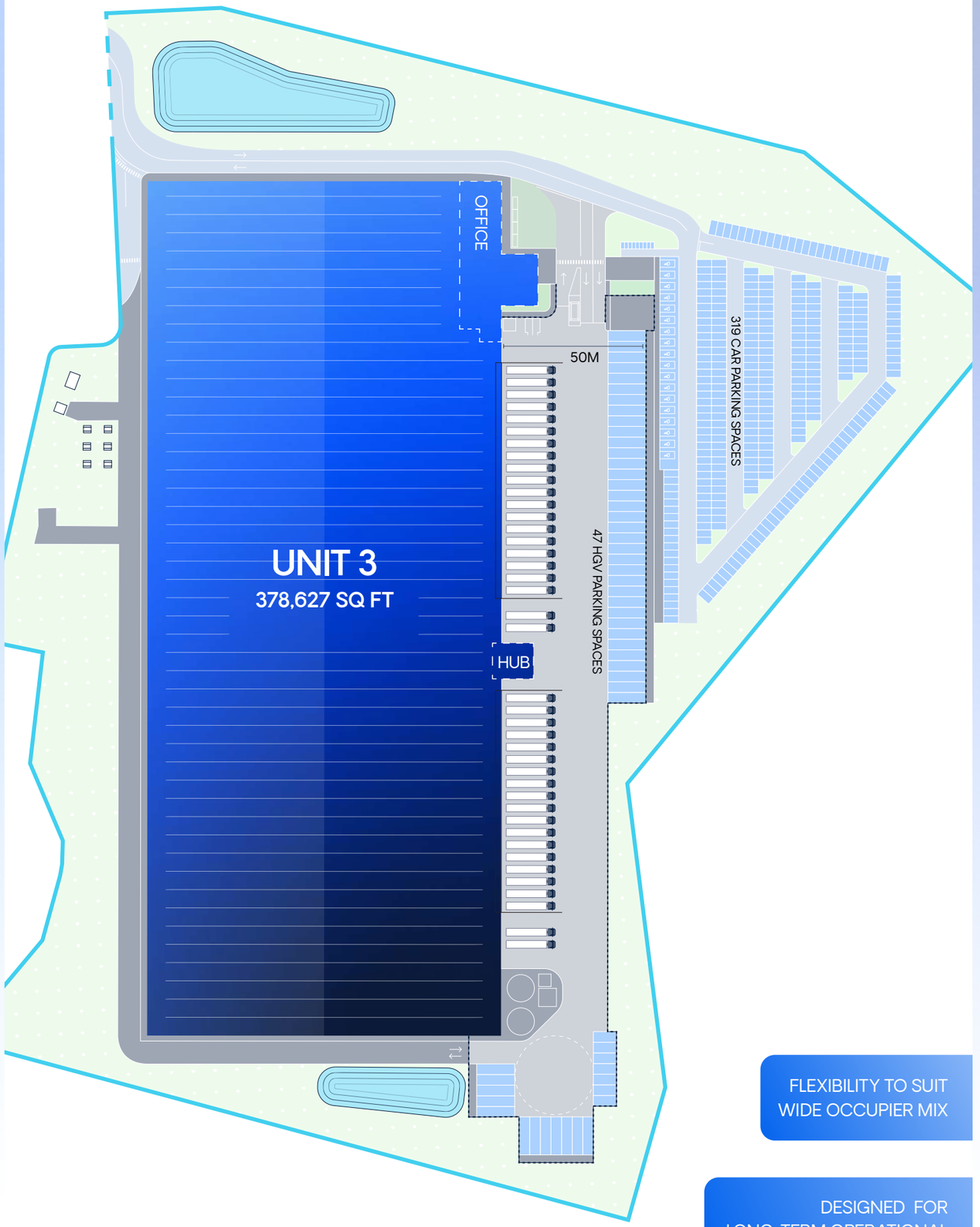
Situated within Greater Manchester's Premier Logistics Location

Manchester City Centre
20 MINUTES

Leeds City Centre
35 MINUTES

Liverpool City Centre
45 MINUTES

UNITS 1 & 2



FLEXIBILITY TO SUIT WIDE OCCUPIER MIX

DESIGNED FOR LONG-TERM OPERATIONAL PERFORMANCE

Unit three

- 1.5 MVA power
- Secure yards with fencing
- 50kN/m2 floor loading
- 15M 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 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

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

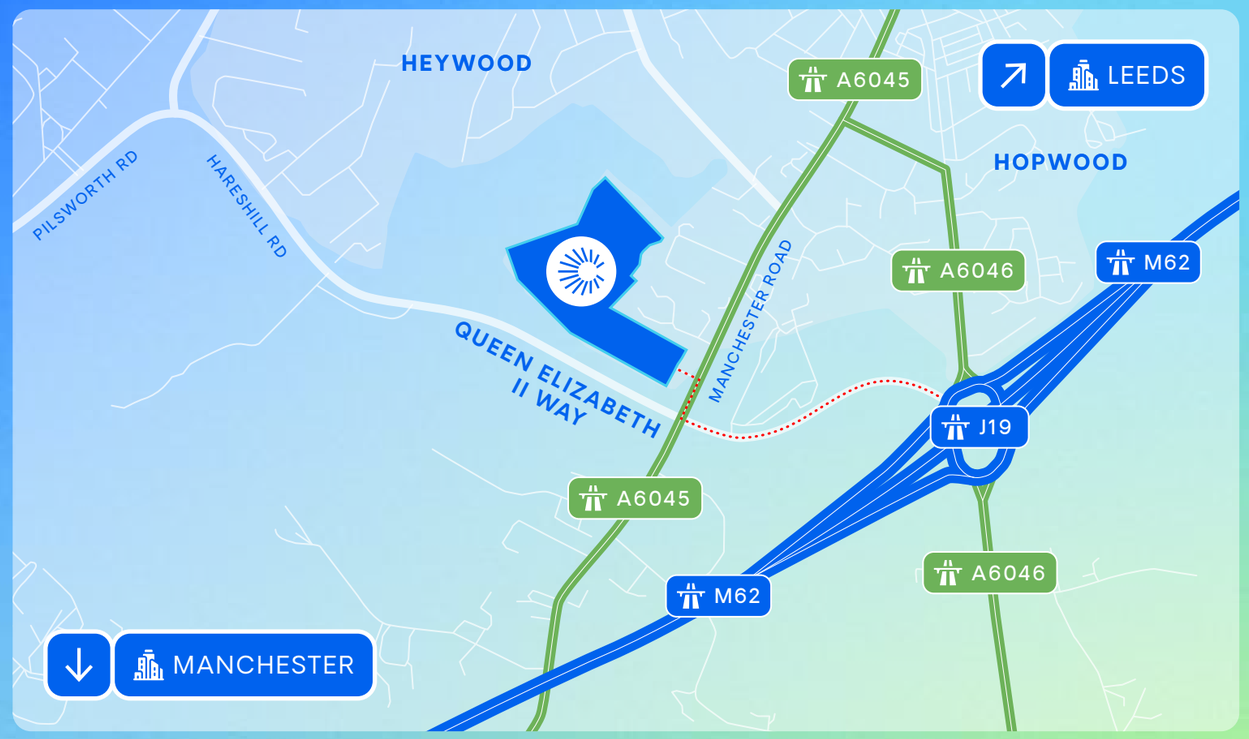
2,986,723
Within 30 minute drive

8,620,214
Within 60 minute drive

12,829,925
Within 90 minute drive

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

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



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J19 M62

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For further Information
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Trammell Crow Company