

MODERN **INDUSTRIAL/WAREHOUSE DEVELOPMENT** CLOSE TO M61 (JCT 32) **COMING SOON**



RAVEN LOCKS

RAVENS CRAIG ROAD, BOLTON **M38 9PU**

6 NEW BUILD UNITS FROM **11,000** TO **61,000 SQ FT** AVAILABLE TO LET **FEBRUARY 2021**

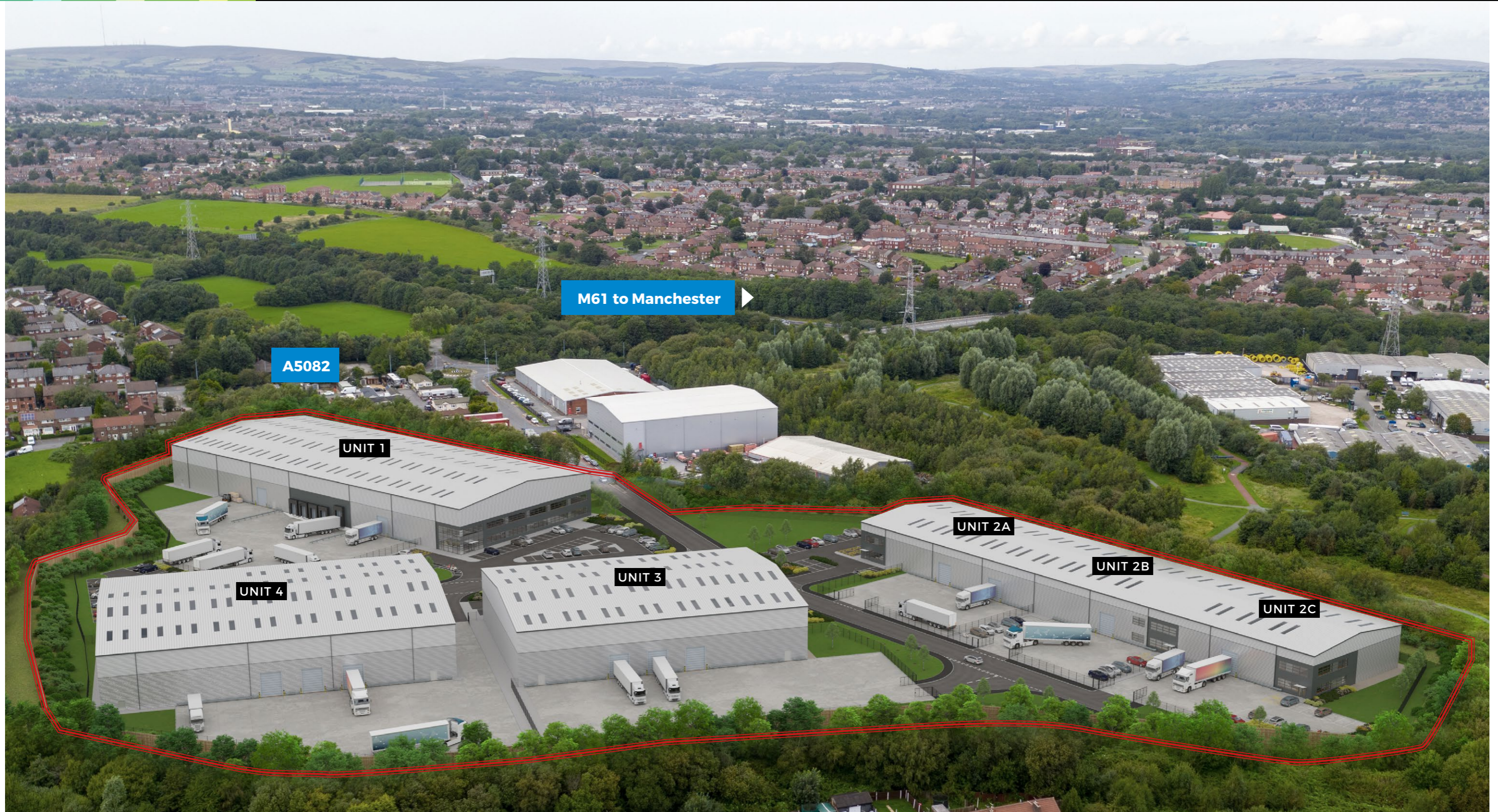


Image shows CGI of proposed scheme

THE PLAN



UNIT	AREA	SQ FT	SQ M	CAR PARKING
UNIT 1	GF Warehouse	57,000ft ²	5,295m ²	75 SPACES (inc. 4 accessible)
	FF Office	4,000ft ²	372m ²	
	TOTAL	61,000ft²	5,667m²	
UNIT 2A	Ground Floor	17,500ft ²	1,626m ²	33 SPACES (inc. 2 accessible)
	First Floor	1,500ft ²	139m ²	
	TOTAL	19,000ft²	1,765m²	
UNIT 2B	Ground Floor	12,500ft ²	1,161m ²	17 SPACES (inc. 1 accessible)
	TOTAL	12,500ft²	1,161m²	
UNIT 2C	Ground Floor	10,000ft ²	929m ²	17 SPACES (inc. 1 accessible)
	First Floor	1,000ft ²	93m ²	
	TOTAL	11,000ft²	1,022m²	
UNIT 3	GF Warehouse	28,000ft ²	2,601m ²	40 SPACES (inc. 3 accessible)
	FF Office	1,500ft ²	139m ²	
	TOTAL	29,500ft²	2,740m²	
UNIT 4	GF Warehouse	37,000ft ²	3,437m ²	60 SPACES (inc. 3 accessible)
	FF Office	2,000ft ²	185m ²	
	TOTAL	39,000ft²	3,622m²	
SITE TOTAL		172,000ft²	15,977m²	242 spaces

*approximate GIA

THE ACCOMMODATION

UNIT 1



- 10 metre eaves height
- 5 dock (1 euro dock) and 2 level access loading doors
- 50kN/sq m floor loading
- Power supply of 260 Kva
- Separate dedicated car parking area
- Secure yard
- 10 trailer parking spaces

UNIT 2



- 8 metre eaves height
- Unit 2A - 2 level access loading doors
- Units 2B / 2C - 1 level access loading door
- 50kN/sq m floor loading
- Power supply of 69 - 100 Kva
- Secure yards
- Unit 2A has separate dedicated car parking area

AREA	SQ FT	SQ M	CAR PARKING
Warehouse	57,000ft ²	5,295m ²	75 SPACES (inc. 4 accessible)
First Floor Office	4,000ft ²	372m ²	
TOTAL	61,000ft²	5,667m²	

	AREA	SQ FT	SQ M	CAR PARKING
UNIT 2A	Warehouse	17,500ft ²	1,626m ²	33 SPACES (inc. 2 accessible)
	First Floor Office	1,500ft ²	139m ²	
	TOTAL	19,000ft²	1,765m²	
UNIT 2B	Warehouse	12,500ft ²	1,161m ²	17 SPACES (inc. 1 accessible)
	TOTAL	12,500ft²	1,161m²	
UNIT 2C	Warehouse	10,000ft ²	929m ²	17 SPACES (inc. 1 accessible)
	First Floor Office	1,000ft ²	93m ²	
	TOTAL	11,000ft²	1,022m²	

*approximate GIA

THE ACCOMMODATION

UNIT 3



- 10 metre eaves height
- 3 level access loading doors
- 50kN/sq m floor loading
- Power supply of 130 Kva
- Separate dedicated car parking area
- Secure yard

UNIT 4



- 10 metre eaves height
- 3 level access loading doors
- 50kN/sq m floor loading
- Power supply of 170 Kva
- Separate dedicated car parking area
- Secure yard

AREA	SQ FT	SQ M	CAR PARKING
Warehouse	28,000ft ²	2,601m ²	40 SPACES (inc. 3 accessible)
First Floor Office	1,500ft ²	139m ²	
TOTAL	29,500ft²	2,740m²	

AREA	SQ FT	SQ M	CAR PARKING
Warehouse	37,000ft ²	3,437m ²	60 SPACES (inc. 3 accessible)
First Floor Office	2,000ft ²	185m ²	
TOTAL	39,000ft²	3,622m²	

*approximate GIA



LOCATION

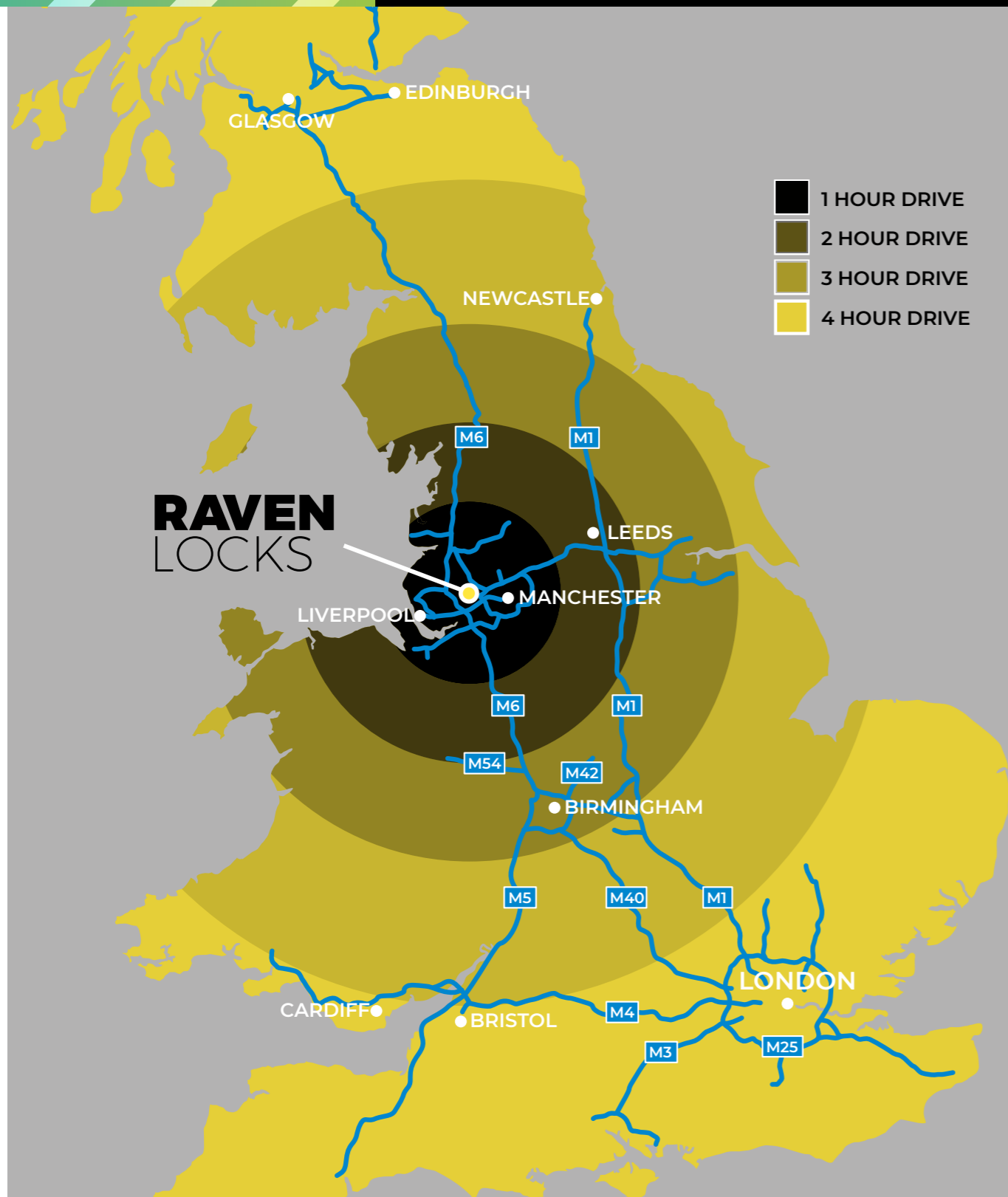


Ashtons Fields is located just off the A5082, providing excellent access to the local road network including the A6, A666 and A580. Junction 2 of the M60 is within 2 miles of the site and Manchester city centre is 10 miles to the East.

- **M61 Jct 2**
7 mins (2.3 miles)
- **M60 Jct 15**
11 mins (3.5 miles)
- **Manchester City Centre**
29 mins (10 miles)
- **Manchester Airport**
26 mins (17 miles)
- **Liverpool**
55 mins (34 miles)
- **Birmingham**
109 mins (94 miles)
- **London**
263 mins (217 miles)



DEMOGRAPHICS



SALFORD HAS
6 million
 POTENTIAL CUSTOMERS, WITH
2.9 million

POTENTIAL EMPLOYEES
 WITHIN 60 MINUTES
 OF RAVEN LOCKS

(source: ONS)



RAVEN LOCKS IS IN A
 PRIME LOCATION WITHIN
 AN EASY COMMUTE OF
 GREATER MANCHESTER,
 CHESHIRE, LANCASHIRE AND
 MERSEYSIDE.
 (source: ONS)



AVERAGE WEEKLY PAY
 IN THE SALFORD AREA IS
£516.60

(source: ONS)



RAVEN LOCKS IS LOCATED
 ON THE BORDER OF SALFORD
 AND BOLTON WHICH HAS A
 WORKING AGE POPULATION OF

274,800
 million

PEOPLE.
 (source: ONS)



235,600 PEOPLE HAVE
 AN NVQ2 OR ABOVE
 QUALIFICATION IN SALFORD
 AND BOLTON. EQUATING TO

86%
 OF THE WORKING AGE
 POPULATION.

(source: ONS)



STANDARD OCCUPATIONAL
 CLASSES MAJOR GROUPS 4-9

147,300

PEOPLE IN SALFORD & BOLTON.
 (source: ONS)



FURTHER INFO

VIEWINGS

On site viewings are strictly by way of prior appointment via the joint agents:



Andrew Lynn
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020 3328 9080

Tom Fairlie
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01925 293535

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TERMS

Units available for sale on a leasehold basis on terms to be agreed.

VAT

Chargeable where applicable at the prevailing rate.

LEGALS

Each party is responsible for their own legal costs.

ENERGY AND ENVIRONMENTAL ASSESSMENTS

An EPC for each of the units will be available upon official completion of the build. We are targeting an EPC rating of A and the target BREEAM rating is Very Good.

On behalf of



In partnership with



Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.