

AP2

**BOLTON | BL6 6JL
M61 | JCT6**

ARROW POINT

TO LET

**NEW BUILD HIGH SPECIFICATION
LOGISTICS / WAREHOUSING UNIT**

220,250 SQ FT (20,461 SQ M)



**VIDEO
TOUR**



arrowpointbolton.co.uk

READY FOR IMMEDIATE OCCUPATION

AP2

ARROW POINT | MANSELL WAY | HORWICH | BL6 6JL

...STRATEGICALLY LOCATED

OFF **J6 M61** AND ADJACENT TO **BOLTON WANDERERS
FOOTBALL CLUB & MIDDLEBROOK RETAIL PARK**



AP2

IS A NEW HIGH-SPECIFICATION
LOGISTICS UNIT OF 220,250 SQ FT

Delivered by Arrow Capital Partners, this unit is designed
for ambitious businesses seeking outstanding connectivity,
expansive space, and operational efficiency



VIDEO
TOUR

← M60, M62, M6
& MANCHESTER

toughsheet
STADIUM

boltonarena

M65 / M55 / M6 PRESTON →

M61

next

Boots

HORWICH
INDUSTRIAL
AREA

vue

MIDDLEBROOK RETAIL PARK

TESCO

ASDA

M&S
EST. 1884

DE HAVILLAND WAY

HERITAGETM
TRADE FRAMES

MANSELL WAY

AP1
Pre-Let

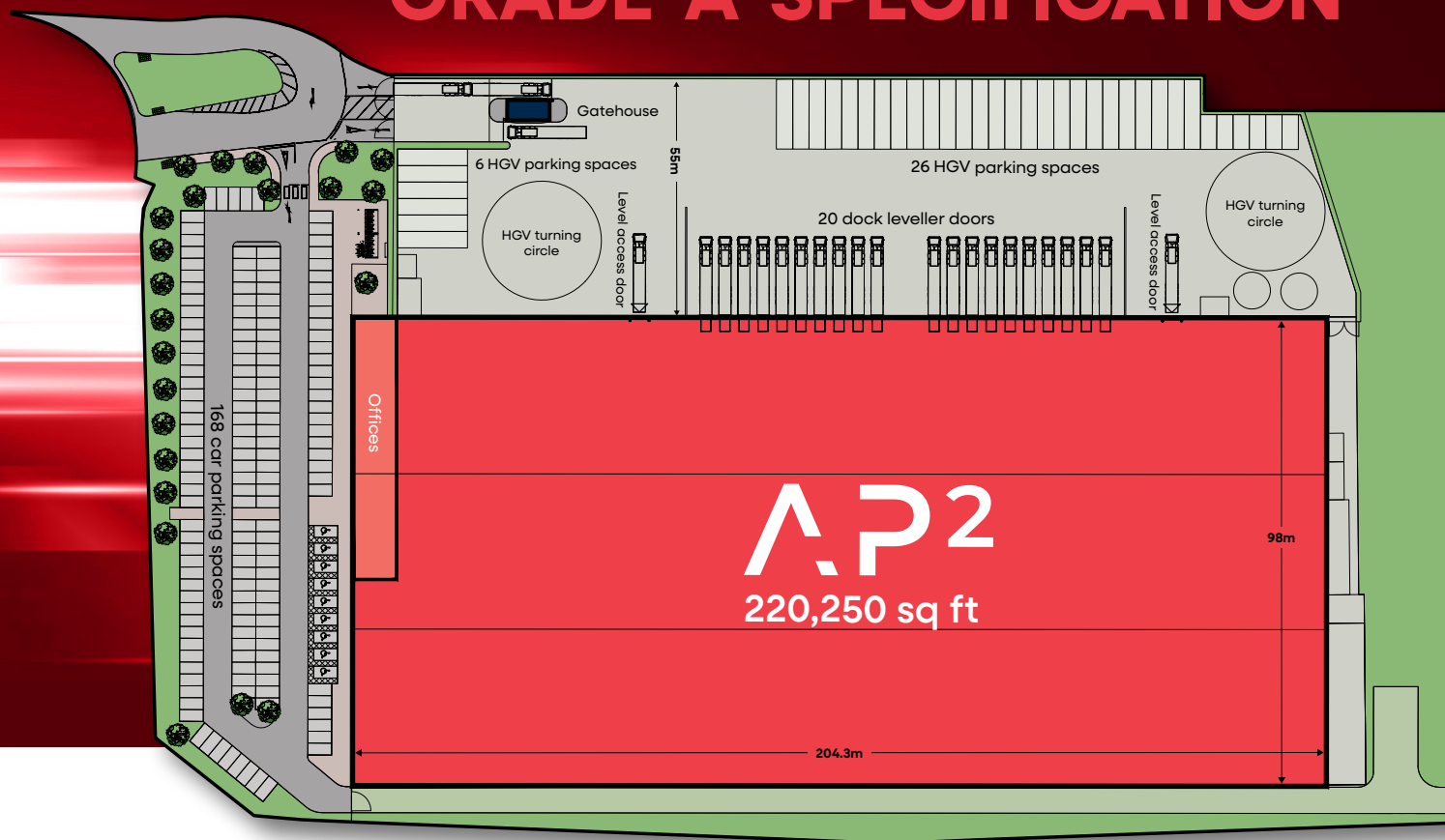
AP2

220,250 SQ FT

A SIGNIFICANT
& ESTABLISHED
LOCATION



OUTSTANDING GRADE 'A' SPECIFICATION



POWER OF 3 MVA



1,395M² PV PANELS TO ROOF
PROVIDING 329.72 KWP



HIGH QUALITY OFFICE
& AMENITY SPACE



24 X CYCLE PARK SPACES



> 168 X CAR PARKING
SPACES (INC 9 ACCESSIBLE)
> 5 X MOTORCYCLE SPACES



VIDEO
TOUR



15M EAVES HEIGHT



55M YARD DEPTH



50KN/M² FLOOR LOAD



32 X 15M LONG
HGV TRAILER SPACES



> 2 X LEVEL ACCESS DOORS
> 20 X DOCK LEVEL
LOADING DOORS



SECURITY GATEHOUSE

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
UNIT AP ² GF WAREHOUSE	209,500	19,463
GROUND AND 1ST FLOOR MAIN OFFICE	10,500	975
GATEHOUSE	250	23
TOTAL	220,250	20,461



A.P² OUTPERFORMING EXPECTATION



15M EAVES HEIGHT

98M

204.3M



20 DOCK LEVEL
LOADING DOORS
& 2 LEVEL ACCESS
DOORS



3 MVA
POWER SUPPLY



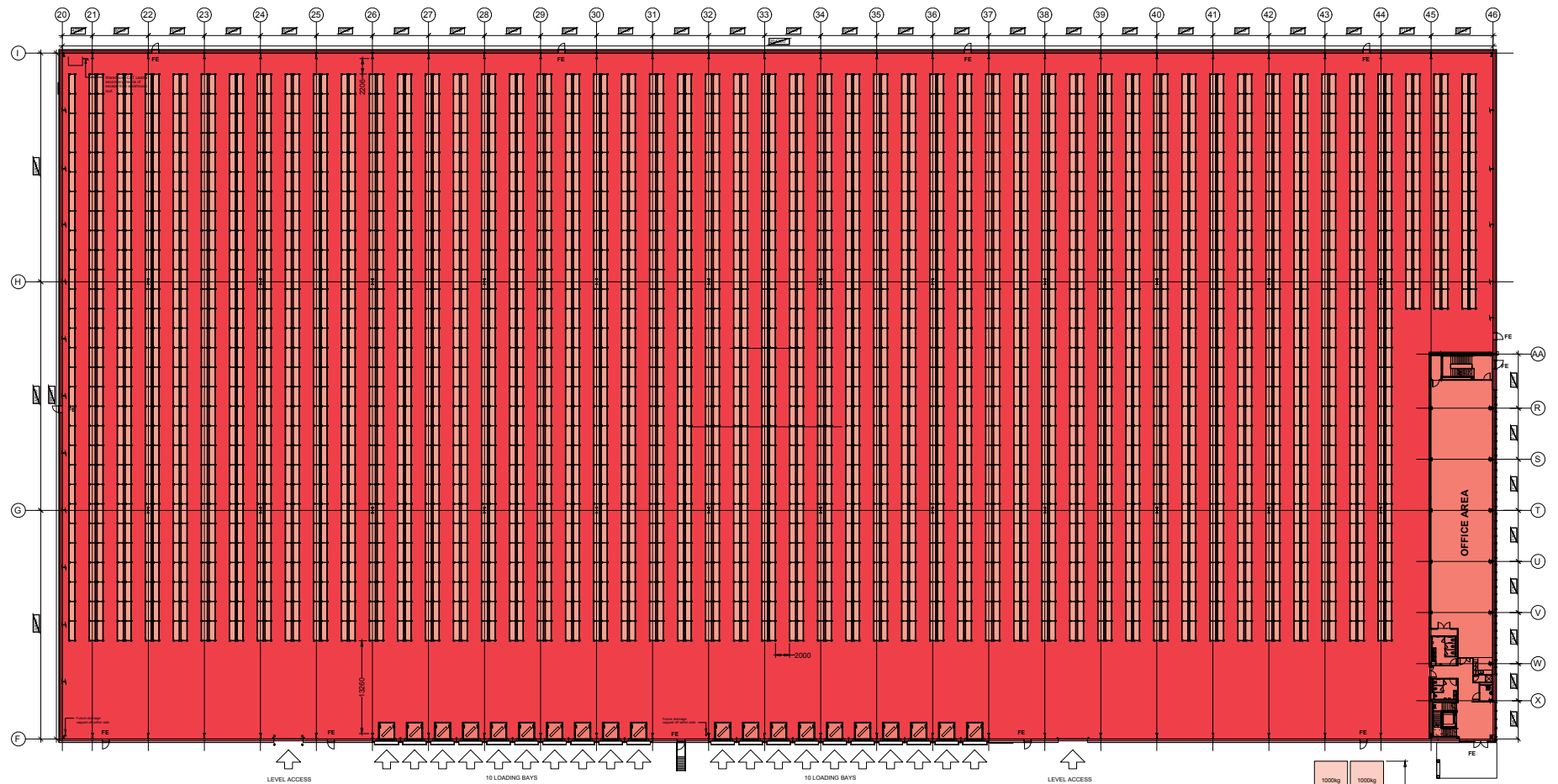
50 KN/M² FLOOR
LOADING



46,272 PALLET
POSITIONS
(VNA)

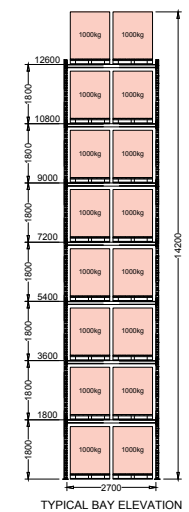


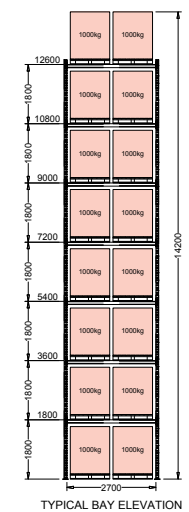
32,217 PALLET
POSITIONS
(WIDE AISLE)



VNA PALLET RACKING LAYOUT

46,272 PALLET POSITIONS





32,217 PALLET POSITIONS

AN ENERGY CONSCIOUS ENVIRONMENT



SUSTAINABILITY

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

55m yard depth
and **eaves height**
of **15m**



POWER

3 MVA available to
supercharge your
business operations



EV CHARGING

Infrastructure in place
ready for installing electric
vehicle charging points



GREEN SPACE

An **accessible biodiversity area**
is provided at the front of AP2



SUSTAINABILITY AT THE CORE OF THE UNIT



benefits from a high quality specification, BREEAM 'Outstanding' to prioritise energy efficiency and reduce operating costs for occupiers.



Meets the highest levels of environmental and social standards



BREEAM 'outstanding'



EPC 'A' Rating



Building fabric designed and constructed to very high standards of insulation and air-tightness



12% rooflights, maximizing natural light and reducing the need for artificial lighting



20% of the available roof equipped with PV, with the remainder of the roof PV ready



Biodiversity net positive scheme



Water saving taps and WCs



Water leak detection



Provision for EV charging points in the car park



Cycle parking



Green space break-out area





AT THE HEART OF THE NORTH WEST...

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



M61 J6	1.4 miles	4 mins
M6 J27	9 miles	11 mins
M61 / M60 Interchange	10 miles	13mins
M60 / M62 Interchange	12 miles	15 mins
Bolton	5 miles	16 mins
Manchester	17 miles	30 mins
Liverpool	31 miles	1 hr 6 mins
Leeds	52 miles	1 hr 4 mins
Sheffield	59 miles	1 hr 43 mins
Birmingham	100 miles	1 hr 50 mins
Newcastle	153 miles	2 hrs 30 mins
Manchester Int'l	24 miles	30 mins
Liverpool John Lennon	28 miles	45 mins
Leeds Bradford	54 miles	1 hr 22 mins
Port of Liverpool	25 miles	45 mins
Port of Heysham	47 miles	55 mins
Port of Immingham	119 miles	2 hrs 15 mins



Source: Google Maps

...WITH ACCESS TO THE NATIONAL MOTORWAY NETWORK



30,910,215

POPULATION
within Greater Manchester



13,388,229

CONSUMERS



1,958,216

ACTIVE LABOUR POOL
IN GREATER
MANCHESTER

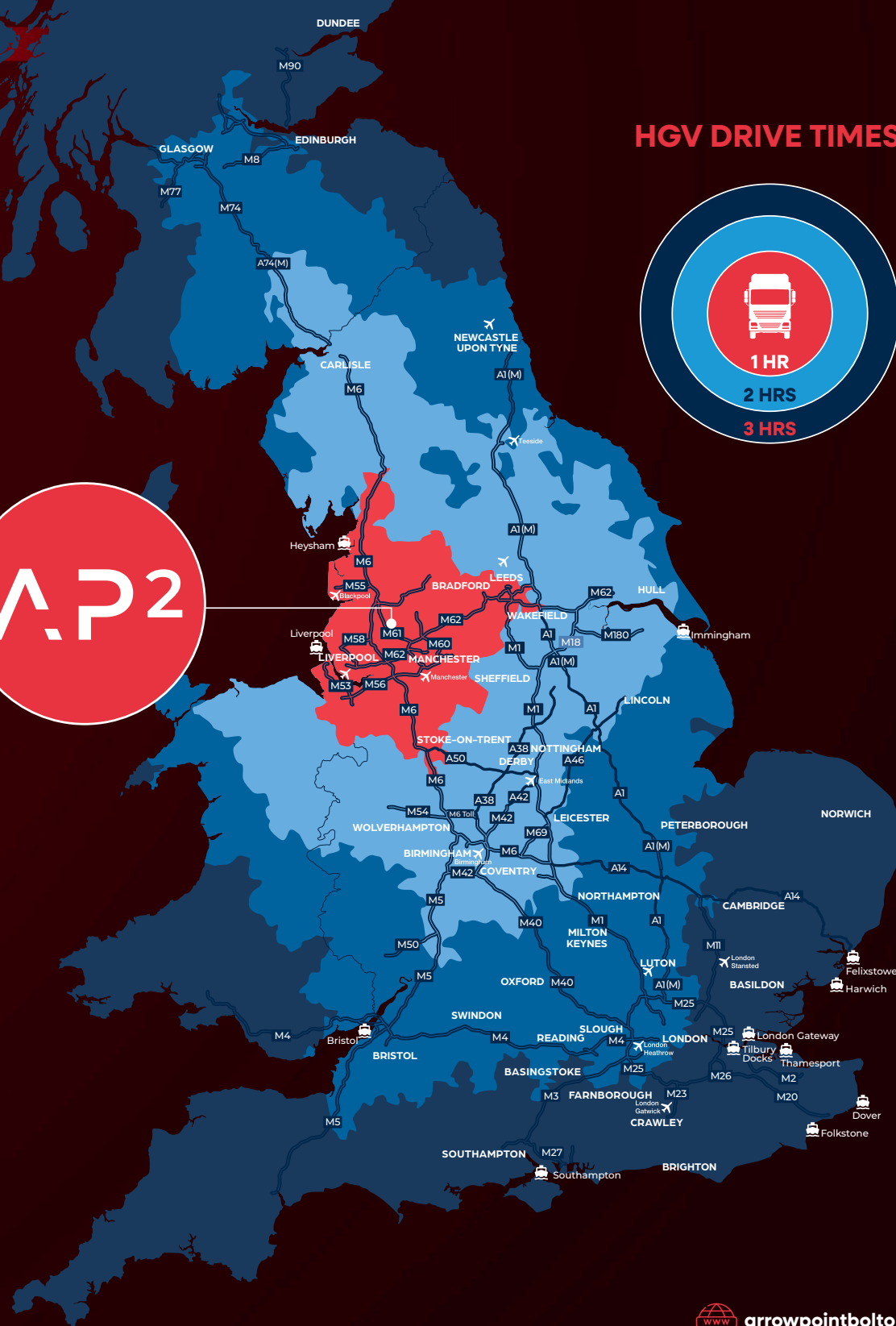
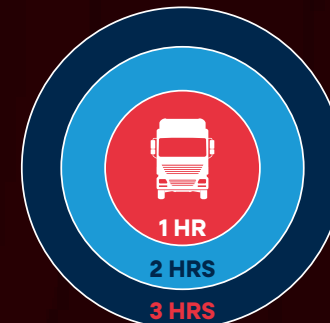
Strategically located on the premier North West distribution corridor, directly adjacent to Junction 6 of the M61. This provides seamless access to the M60 Manchester Ring Road just 10 miles southeast, which in turn links to major motorways including the M6, M62, M56, and M66, ensuring excellent connectivity to regional and national transport networks.

Positioned 5 miles (8 km) west of Bolton, 17 miles (27 km) north west 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.



HGV DRIVE TIMES



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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.



AVERAGE SALARIES

UK	North West	Bolton
£27,508	£25,418	£24,414



10 YEAR FORECAST GROWTH IN LOGISTICS EMPLOYMENT

North West	Manchester	Bolton
7.7%	8.0%	15.4%



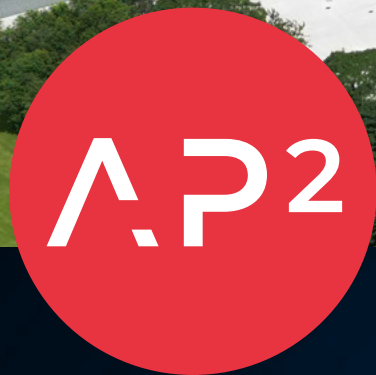
UNEMPLOYMENT RATES & LABOUR AVAILABILITY

Employment rate 16 - 64	Unemployment rate ages 16+	Economic inactivity 16 - 64
65.6%	5.3%	30.2%



RECOGNISED COMPANIES ON THE M61 CORRIDOR





ARROW POINT



ALL ENQUIRIES

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



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Arrow
CAPITAL PARTNERS

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