



# BOLT

M61/JCT 4

# 330

**331,982 SQ FT (30,842 SQ M)**  
NEW, BREEAM 'OUTSTANDING'  
INDUSTRIAL AND LOGISTICS UNIT

**AVAILABLE NOW**

LESTER ROAD, LITTLE HULTON,  
MANCHESTER, M38 0PT

[///BARKS.RATES.EARTH](http://BARKS.RATES.EARTH)



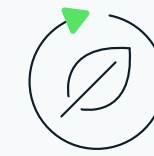


# MAKE A MOVE FOR GOOD

## INTRODUCING BOLT330

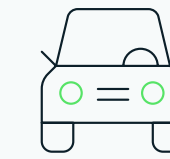
Brought to you by Logikor, this unrivalled 331,982 sq ft industrial unit is built for businesses with big ambitions, providing you with more space to maximise the efficiency of your supply chain.

### THE OPPORTUNITY



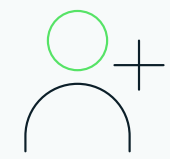
#### SUSTAINABILITY

Turn towards the future in a building that's BREEAM 'Outstanding'.



#### CONNECTIVITY

Perfectly placed with rapid access to the M61 and M60.



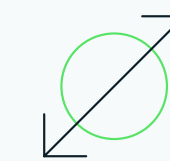
#### SOCIAL VALUE

Joint social value initiatives to empower the local community.



#### WELLBEING

Benefiting from an outdoor gym and 60 cycle spaces.



#### SIZE

Up to 50m of yard depth and an eaves height of 18m.



#### POWER

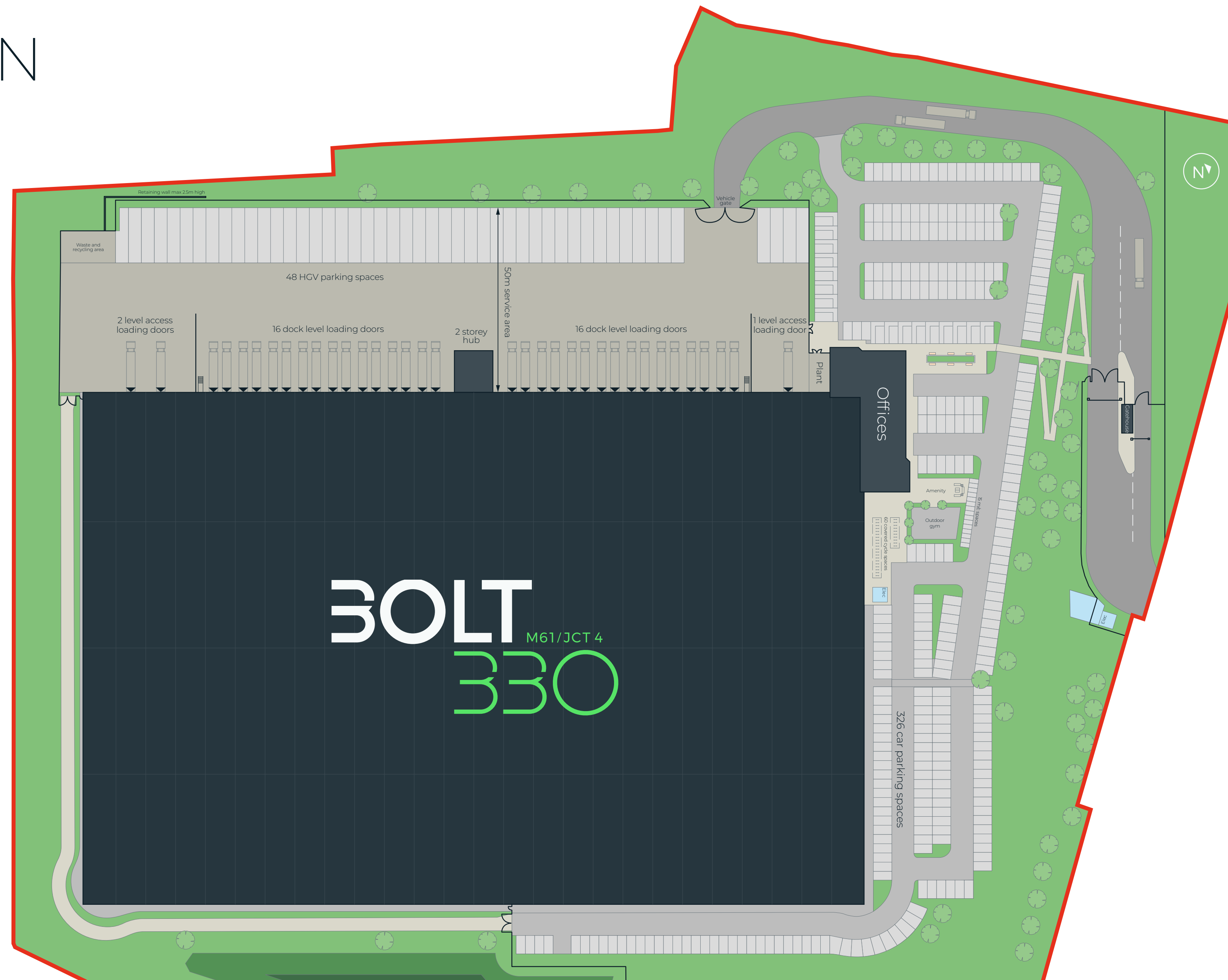
1.4 MVA available on-site to power your business



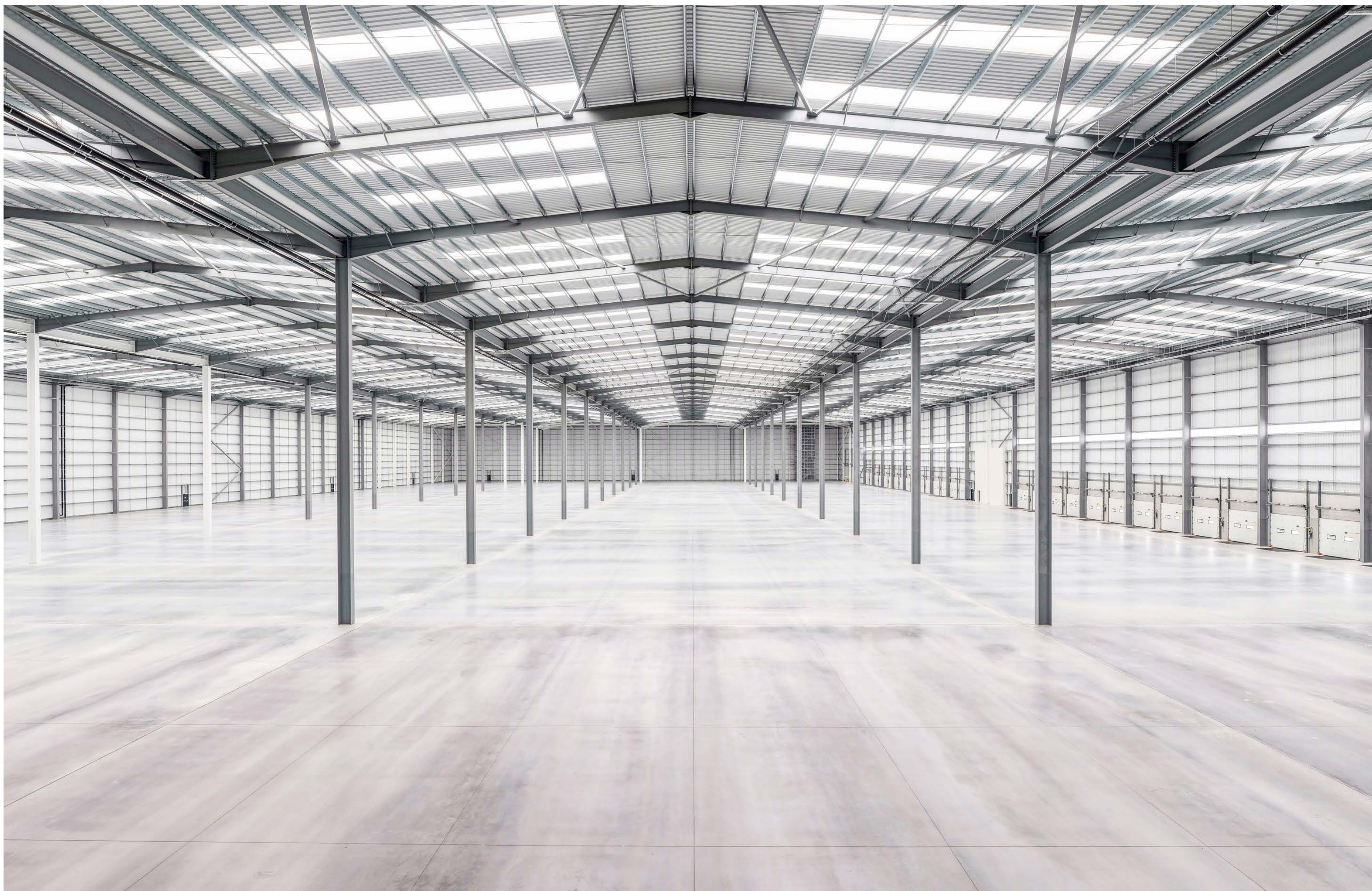


# FROM PEDESTRIAN TO PRODUCTIVE

A development of grand proportions, Bolt330 boasts a best-in-class specification, featuring up to 50m yard depth, 32 dock level loading doors, 48 HGV parking spaces and an eaves height of 18m.







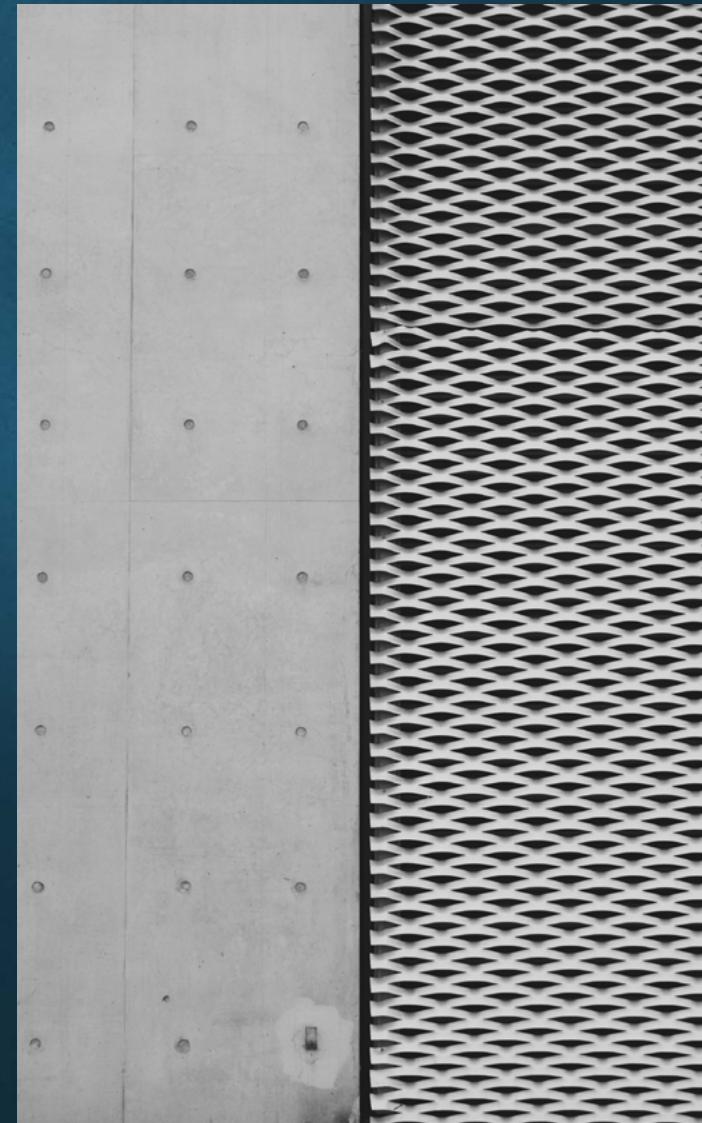


# FROM ORDINARY TO OUTSTANDING

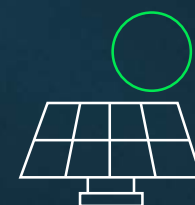
Turn towards the future in a building that's BREEAM 'Outstanding' with 10% active EV charging and photovoltaic panels. Bolt330 empowers your business, helping you to reduce the carbon footprint of your operations.



BREEAM  
'OUTSTANDING'



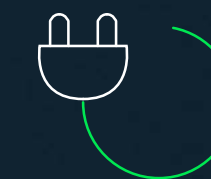
EPC A



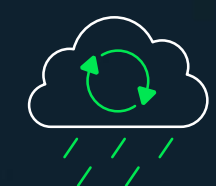
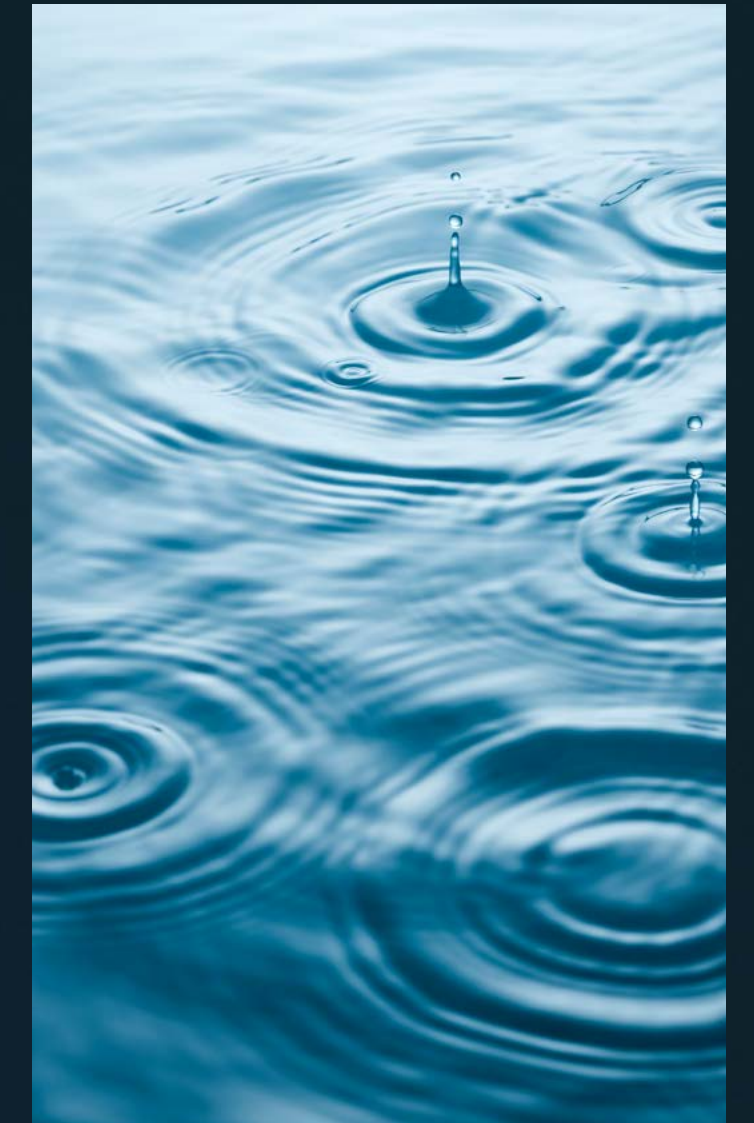
PHOTOVOLTAIC  
PANELS



LIVING GREEN ROOF  
(ABOVE THE OFFICES)



10% ACTIVE  
EV CHARGING



RAINWATER  
HARVESTING



FROM UNMOTIVATED  
TO INVIGORATED

Make a shift towards a more balanced everyday.  
Bolt330 will offer plenty of cycle parking for  
employees as well as access to an outdoor gym.



OUTDOOR GYM



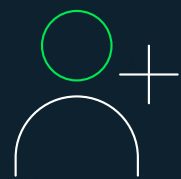
60 COVERED CYCLE SPACES



BREAK-OUT AREAS



GENEROUS LANDSCAPING  
WITH NATIVE SPECIES TO  
PROMOTE BIODIVERSITY



LOCAL EMPLOYMENT/  
COMMUNITY INITIATIVES



# FROM HERE TO THERE AND EVERYWHERE

Get where you need to go with ease. Located adjacent to Junction 4 of the M61, 5.5 miles from the M60 and 8.7 miles from the M62, Bolt330 is perfectly placed for businesses on the move. The M6 is also within a 30-minute drive.

# FROM OUT OF REACH TO CENTRE STAGE

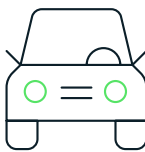
Good for the future of your business, Bolt330 enables you to reach your audience rapidly. Strategically placed in the heart of the North West, you can reach up to 60% of UK businesses within a 2 hour drive.

## DRIVE TIMES



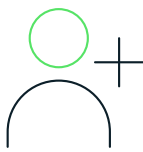
**2,869,500**  
POPULATION

within Greater Manchester\*



**18,197,161**  
CONSUMERS

within a two-hour drive\*\*



**1,394,100**  
ACTIVE LABOUR POOL

in Greater Manchester\*\*\*

### WORKFORCE BREAKDOWN BY SECTOR

PEOPLE EMPLOYED IN MANUFACTURING	99,000
PEOPLE EMPLOYED IN TRANSPORTATION AND STORAGE	69,000

Greater Manchester (2022, Nomis)





# MAKE A MOVE FOR YOUR FUTURE



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