



# 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)

[BOLT330.CO.UK](http://BOLT330.CO.UK)



# MAKE A MOVE FOR GOOD

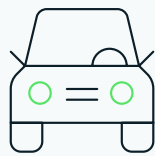
## INTRODUCING BOLT330

Brought to you by Logicor, 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.



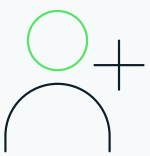
### SUSTAINABILITY

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



### CONNECTIVITY

Perfectly placed with rapid access to the M61 and M60.



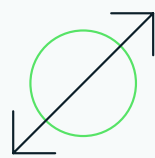
### SOCIAL VALUE

Joint social value initiatives to empower the local community.



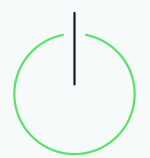
### WELLBEING

Benefiting from an outdoor gym and 60 cycle spaces.



### SIZE

The only unit in the North West with 18m eaves, offering 22% more capacity than a standard 15m unit.



### POWER

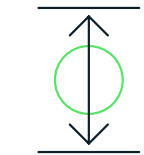
1.4 MVA available on-site to power your business



# 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.

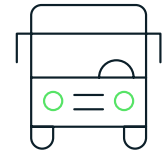
- SPECIFICATION
- ACCOMMODATION

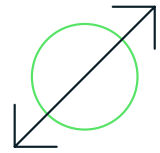
- 

18M  
EAVES  
HEIGHT
- 

1.4 MVA OF  
POWER
- 

32 DOCK LEVEL  
LOADING DOORS
- 

3 LEVEL ACCESS  
LOADING DOORS
- 

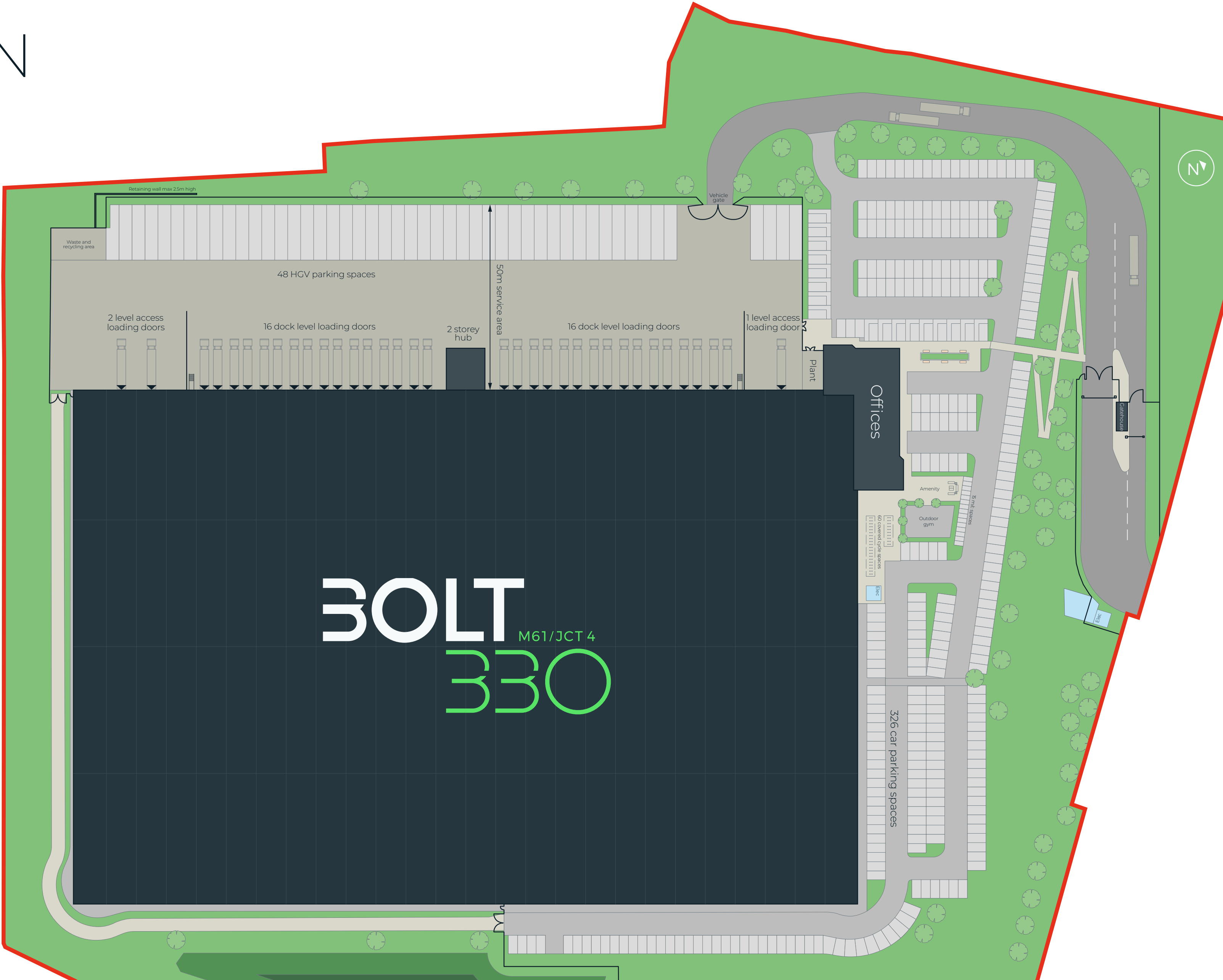
48 HGV  
PARKING  
SPACES
- 

UP TO 50M  
YARD DEPTH
- 

FULLY SECURE  
SITE WITH  
GATEHOUSE
- 

CAT A FIT-OUT  
OFFICES
- 

326 ALLOCATED  
PARKING  
SPACES



# WIDE AISLE RACKING PLAN

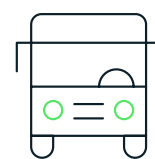
61,336 PALLETS

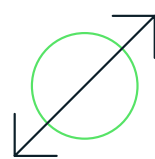
- 

18M  
EAVES  
HEIGHT
- 

1.4 MVA OF  
POWER
- 

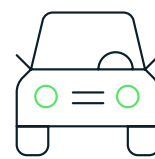
32 DOCK LEVEL  
LOADING DOORS
- 

3 LEVEL ACCESS  
LOADING DOORS
- 

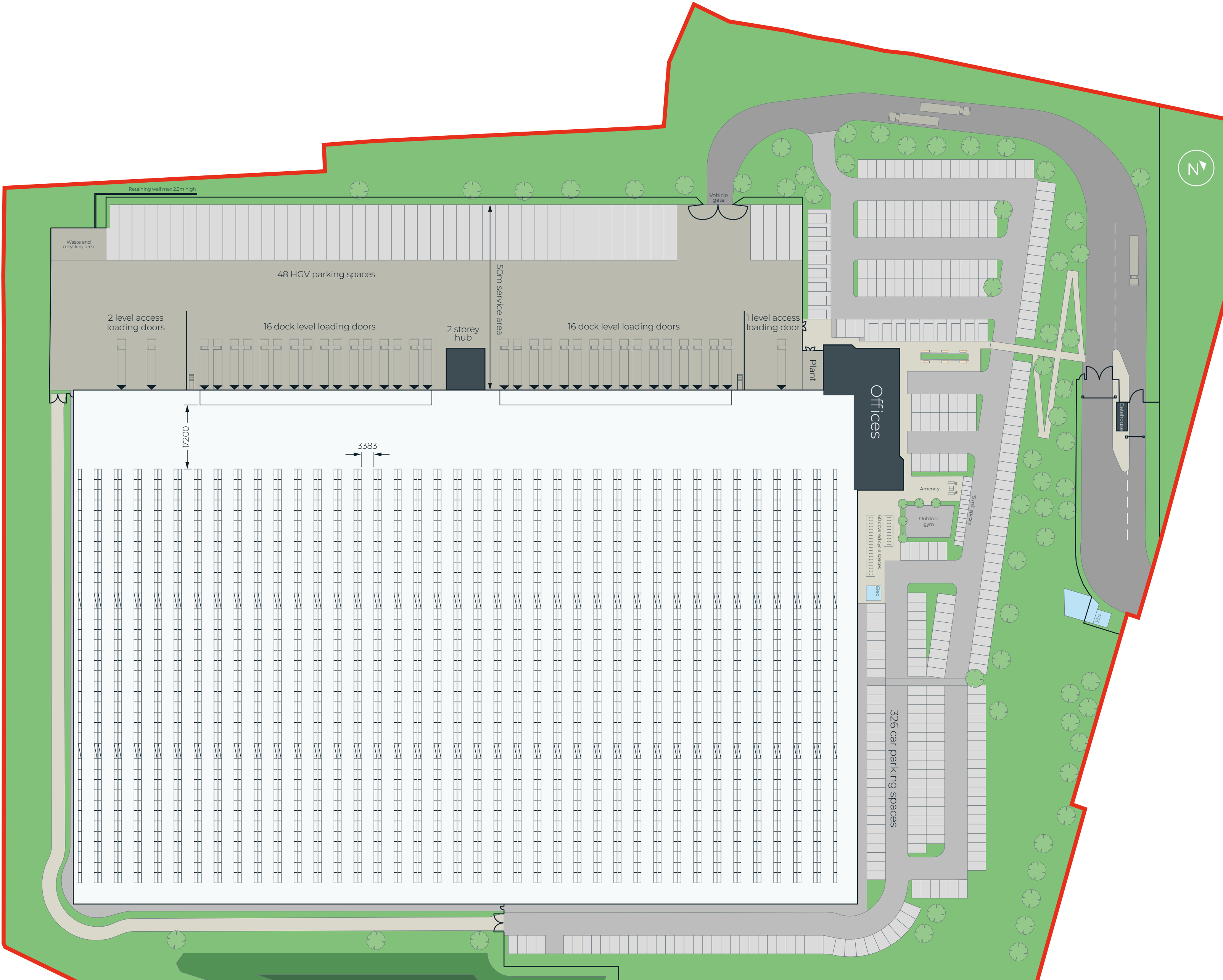
48 HGV  
PARKING  
SPACES
- 

UP TO 50M  
YARD DEPTH
- 

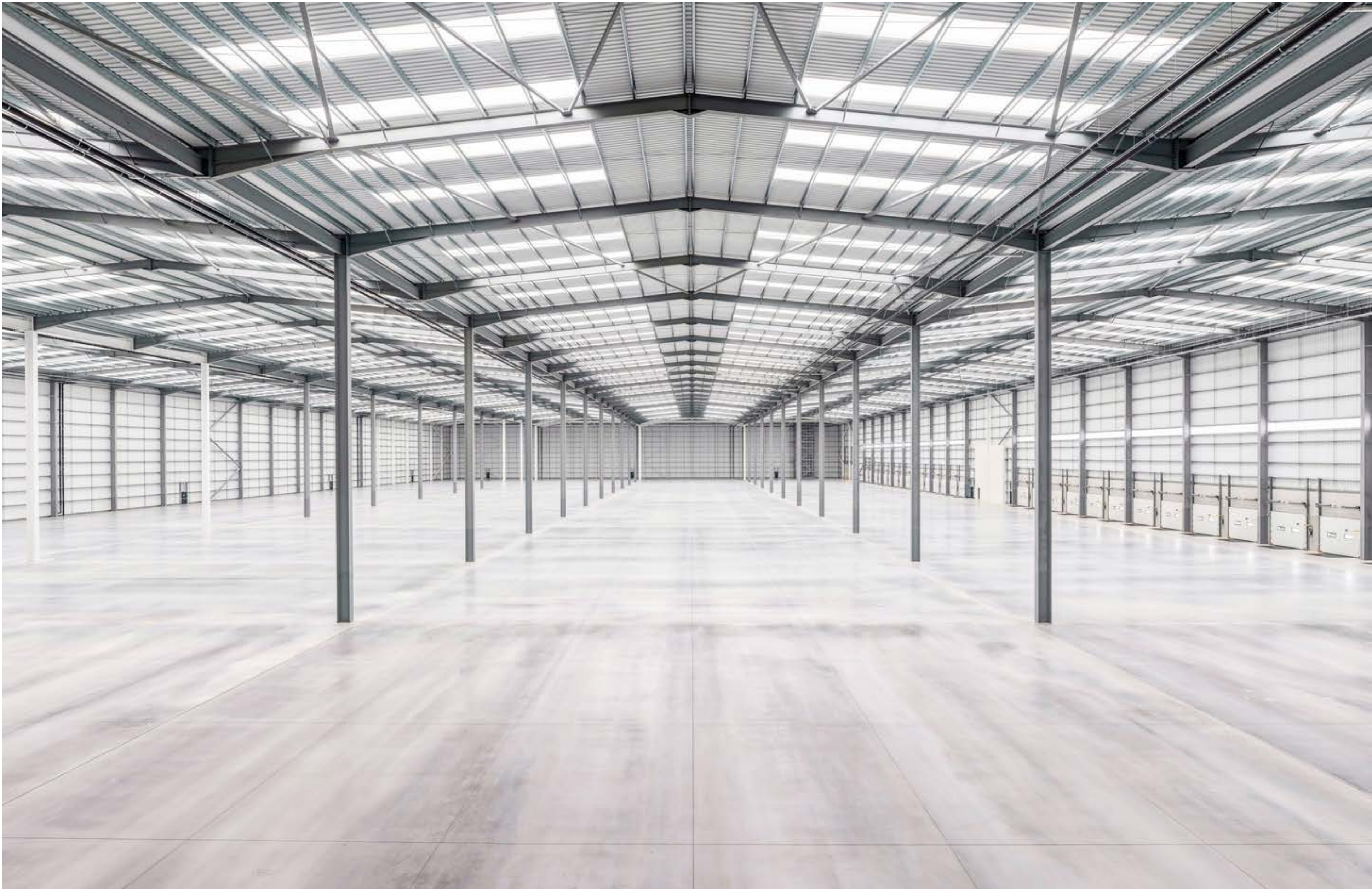
FULLY SECURE  
SITE WITH  
GATEHOUSE
- 

CAT A FIT-OUT  
OFFICES
- 

326 ALLOCATED  
PARKING  
SPACES



5





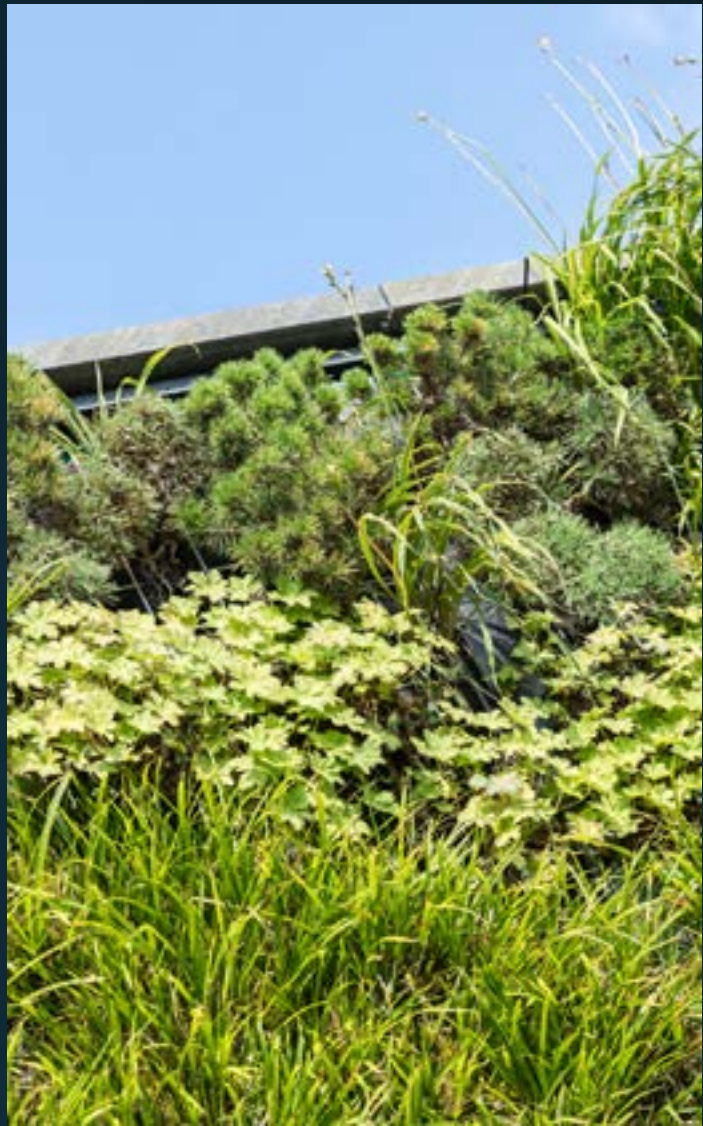
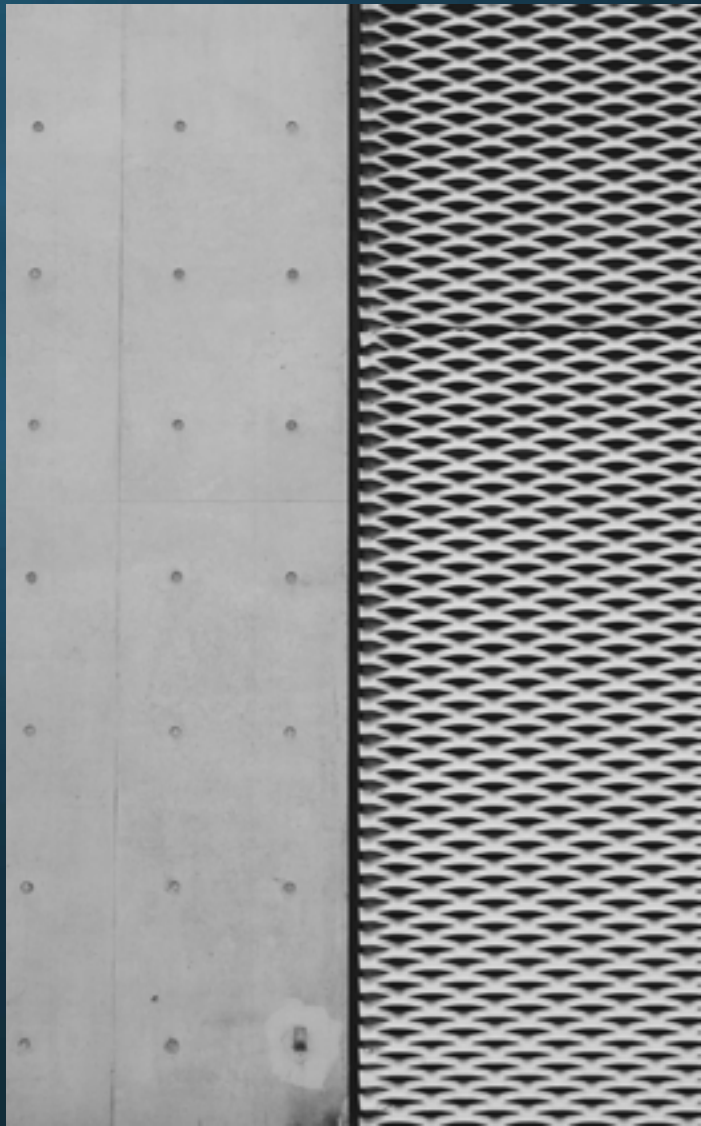
Very narrow aisle racking layout, computer generated image



Wide aisle racking layout, computer generated image

# FROM ORDINARY TO OUTSTANDING

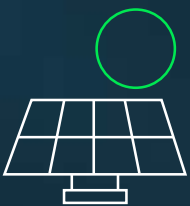
Turn towards the future in a building that's BREEAM 'Outstanding' with 10% active EV charging and photovoltaic panels. Bolt330 empowers your business, helping you to reduce the carbon footprint of your operations.



BREEAM  
'OUTSTANDING'



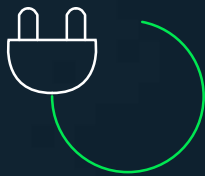
EPC A



PHOTOVOLTAIC  
PANELS



LIVING GREEN ROOF  
(ABOVE THE OFFICES)



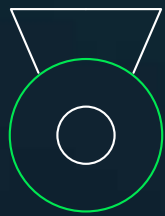
10% ACTIVE  
EV CHARGING



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



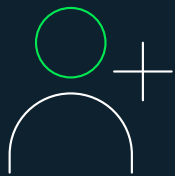
60 COVERED CYCLE SPACES



BREAK-OUT AREAS



GENEROUS LANDSCAPING  
WITH NATIVE SPECIES TO  
PROMOTE BIODIVERSITY



LOCAL EMPLOYMENT/  
COMMUNITY INITIATIVES

CLOSE MAP X

# 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.

- ROAD
- RAIL
- AIR

|                          |            |         |
|--------------------------|------------|---------|
| M61 (J4)                 | 1.3 Miles  | 3 mins  |
| M60 (J15)                | 5.5 Miles  | 11 mins |
| M62 (J12)                | 8.7 Miles  | 18 mins |
| M61 (J9)                 | 17 Miles   | 23 mins |
| M65 (J2)                 | 17 Miles   | 24 mins |
| M6 (J30)                 | 18.5 Miles | 25 mins |
| M6 (J23)                 | 12.4 miles | 26 mins |
| Manchester (City Centre) | 12.1 miles | 32 mins |

Source: Google Maps



# 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

1 HOUR

2 HOURS

3 HOURS



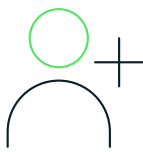
2,869,500  
POPULATION

within Greater Manchester\*



18,197,161  
CONSUMERS

within a two-hour drive\*\*



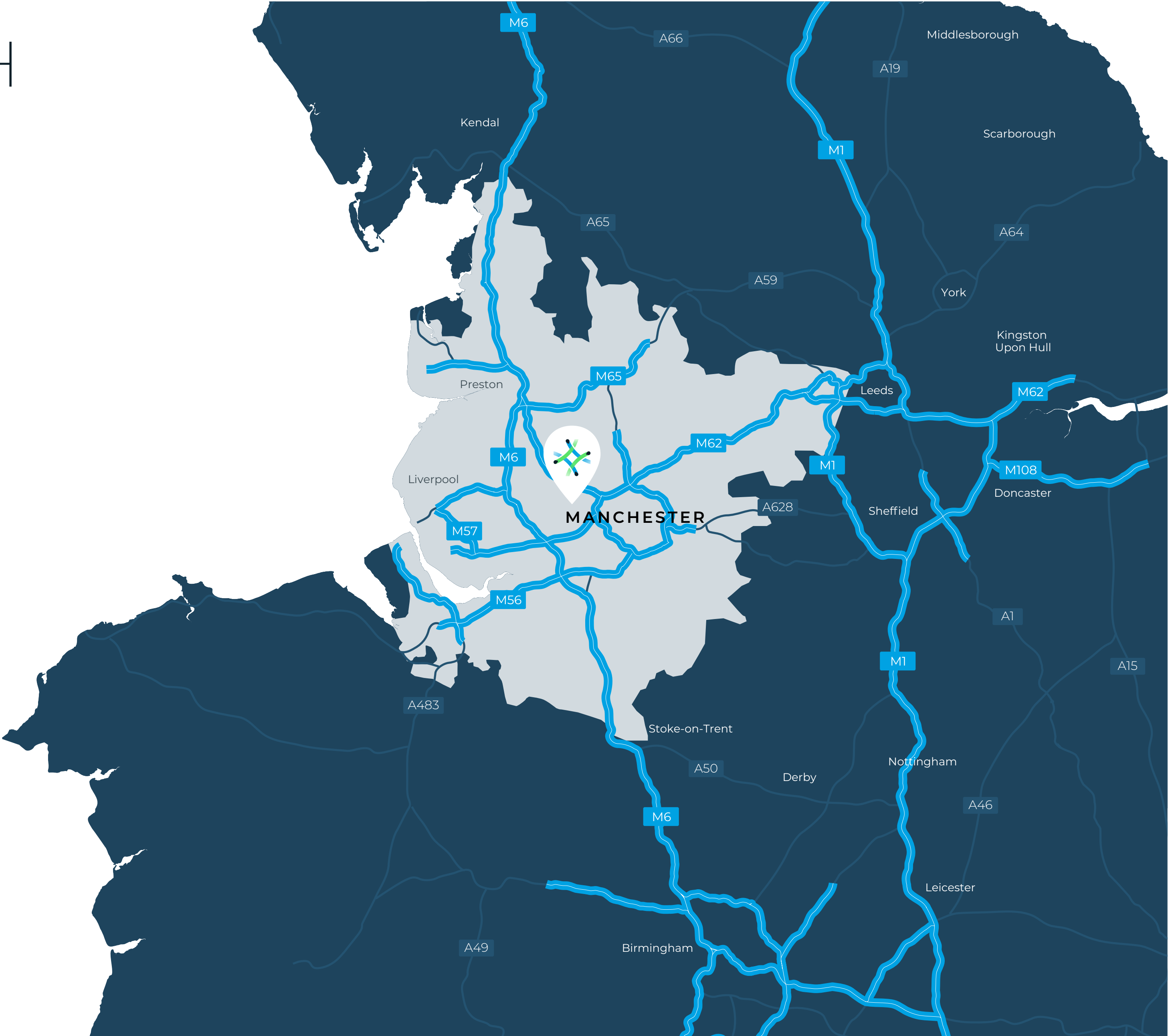
1,394,100  
ACTIVE LABOUR POOL

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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