

23/05/2024

SIRE plans to develop a 328,000 sq ft speculative logistics asset in Bolton

Arrow Capital Partners, the specialist investor, developer and manager of real estate in Europe and Asia-Pacific, is working up plans to develop a 327,750 sq ft speculative logistics development adjacent to junction 6 of the M61. The site was acquired in 2020 for Arrow's €3 billion SIRE (Strategic Industrial Real Estate) joint venture with Cerberus.

The sustainable development, called Arrow Point Bolton, will comprise two logistics units of 107,500 sq ft and 220,250 sq ft. The units, named AP107 and AP220, will feature extensive sustainability features, including the installation of photovoltaic panelling to the roof and electric vehicle charging points. The facility is targeting a BREEAM certification of 'Excellent' and an EPC 'A' rating.

The development will also feature a total power capability of 4.1 MVA, 18m eaves, 82 HGV trailer spaces, 32 dock levellers and 5 level access doors. Subject to planning consent, completion of the units is expected in the latter half of 2025.

The site benefits from its strategic location within the premier north west distribution corridor and is adjacent to junction 6 of the M61, providing excellent transport links through its close access to the M60, M6, M62 and broader regional and national motorway networks. Arrow Point Bolton will also provide direct access to Manchester International Airport and the Port of Liverpool, allowing for the easy transport of international cargo.

Rob Howe, Head of European Real Estate at Arrow Capital Partners, commented: "Arrow Point Bolton will be a modern logistics development with enhanced sustainability measures in a highly desirable industrial location, reflective of our strategy to meet the sustained level of strong occupier demand for industrial space in the north west.

"This project also demonstrates our extensive investment strategy and development capabilities across the UK and Europe, as we continue to expand our portfolio with flexible logistics assets and development opportunities in prime locations."

Arrow Capital Partners has engaged TFT Consultants, PHP Architects and Stantec to aid in the development of Arrow Point Bolton. The letting agent at the development is B8 Real Estate.

A specialist investor, developer and manager of real estate, Arrow Capital Partners targets equity and debt opportunities, specialising in cross-border transactions where it can use its platform and balance sheet to invest with US and Asia-Pacific investors into Europe, as well as European and US investors into the Asia-Pacific region. Arrow has a team of 60, globally based out of 12 countries.

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About Arrow Capital Partners

Arrow Capital Partners is a private real estate company which invests in equity and debt opportunities specialising in cross-border transactions where it can use its platform and balance sheet to invest with its US and Asia-Pacific capital partners into Europe, as well as European and US investors into the Asia-Pacific region.

Arrow has eight offices covering those markets, with assets of over \$5bn across office and logistics assets, including developments. The Partners each have a minimum of 20 years investment experience and have been responsible for overseeing US\$25bn across all asset classes in multiple jurisdictions, plus a US\$8bn development pipeline.

Additional information can be found at: <http://arrowcapital.co.uk/>