



UNIT  
**B9**

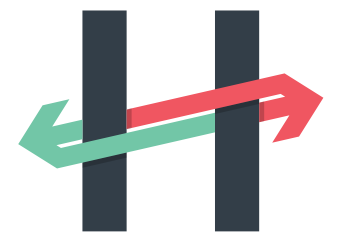
[WWW.HEYWOODDISTRIBUTIONPARK.CO.UK](http://WWW.HEYWOODDISTRIBUTIONPARK.CO.UK)

**TO LET**

INDUSTRIAL / WAREHOUSE UNIT

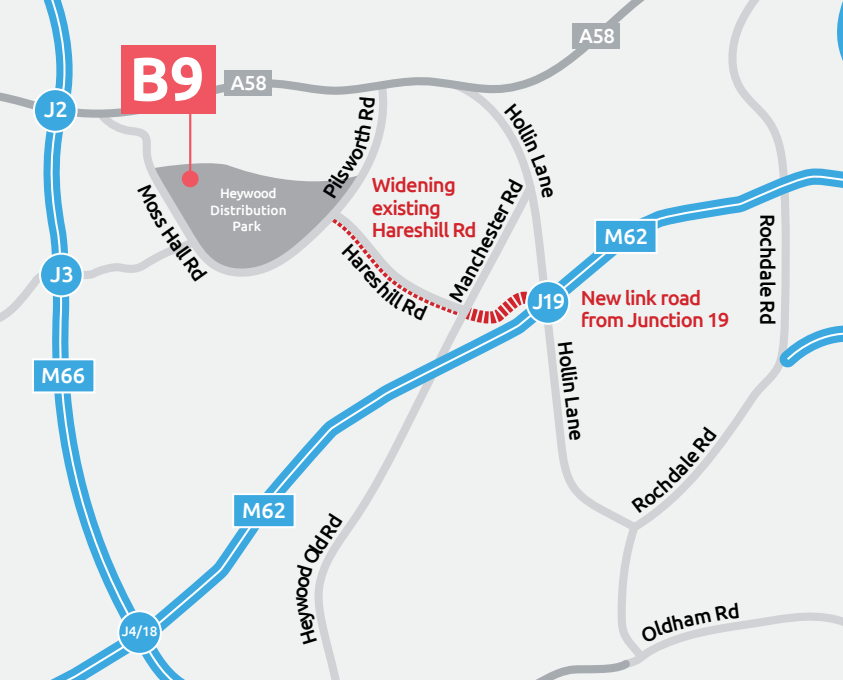
**101,375 SQ FT** (9,418 SQ M)

**HIGHLY SECURE 200 ACRE DISTRIBUTION PARK**  
**IN A STRATEGIC MOTORWAY LOCATION**



**HEYWOOD**  
DISTRIBUTION PARK

M66/ M62/ M60  
MANCHESTER OL10 2TT



Heywood is located just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62.

This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours.

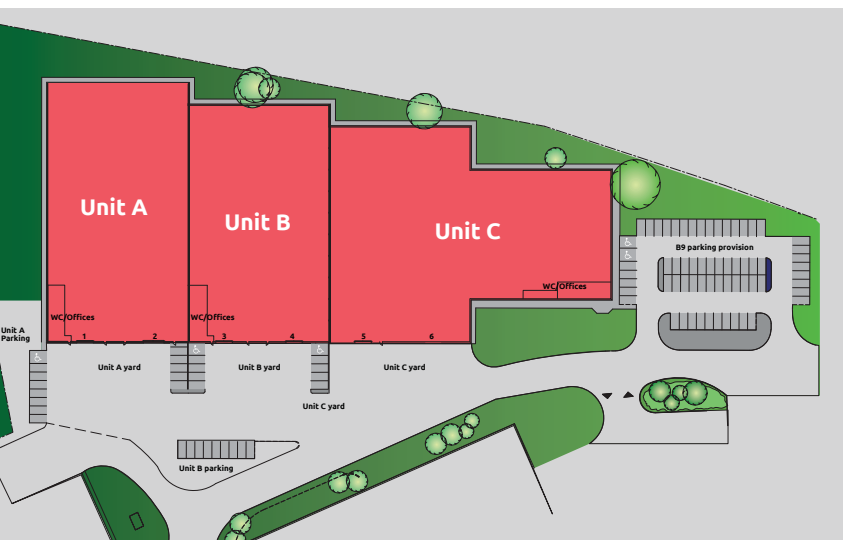
Conveniently close to the M60 orbital motorway, Heywood Point is just nine miles from Manchester city centre.

Unit benefits from:

- Steel portal frame construction
- Eaves height 5.5m
- Ample drive in loading doors
- Lighting to warehouse
- Profile metal sheet roof
- Fully heated
- Dedicated car parking
- Substantial yard
- Fitted office

## ACCOMMODATION

Unit A	3,876 sq m	41,624 sq ft
Unit B	2,656 sq m	28,588 sq ft
Unit C	2,895 sq m	31,163 sq ft
<b>Total</b>	<b>9,427 sq m</b>	<b>101,375 sq ft</b>



## TO LET INDUSTRIAL / WAREHOUSE UNITS

# 101,375 SQ FT (9,418 SQ M)



## CONTACT

For further information or to arrange a viewing please contact the joint agents:

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## TERMS

The unit is available on new FRI lease terms. Rent on application.

## VAT

All prices and rent are quoted exclusive of but may be liable to VAT at the prevailing rate.

Important: CBRE, Savills and B8 for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of CBRE, Savills, B8 or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither CBRE, Savills or B8 nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT Brochure compiled. June 2019. Designed and produced by Richard Barber & Co. www.richardbarber.co.uk