



UNIT
B7

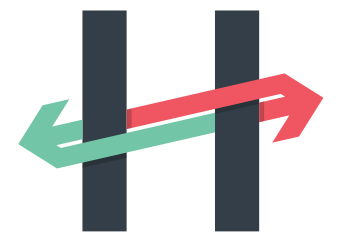
WWW.HEYWOODDISTRIBUTIONPARK.CO.UK

TO LET

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

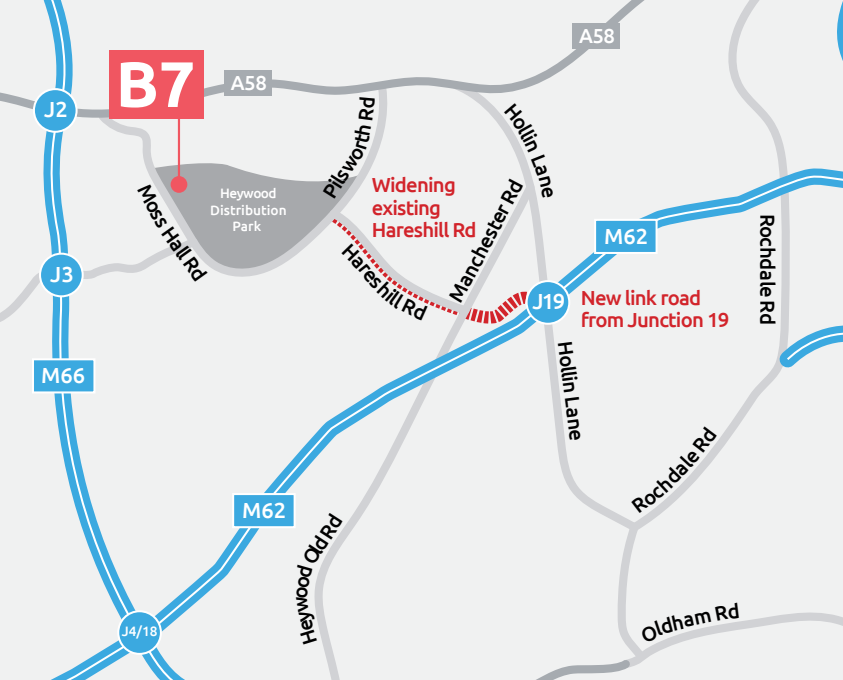
32,545 SQ FT (3,023.61 SQ M)

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.

- Eaves height of 5.33m
- Sodium box lighting in warehouse
- Concrete service yard
- 3 drive in loading doors
- Twin span steel portal frame construction
- Fully-fitted ground floor offices
- Dedicated self-contained car parking area for 24 cars

ACCOMMODATION

Warehouse	2,571.40 sq m	27,678 sq ft
Ground Floor Offices	415.87 sq m	4,476 sq ft
First Floor Canteen	36.34 sq m	391 sq ft
Total	3,023.61 sq m	32,545 sq ft



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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.

EPC

The building has an EPC rating of C-61.

CONTACT

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

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