



UNITS
E&G
B12

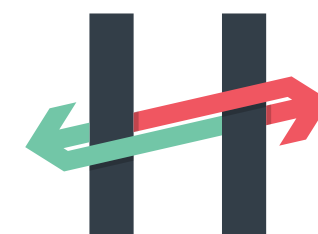
WWW.HEYWOODDISTRIBUTIONPARK.CO.UK

TO LET

INDUSTRIAL / WAREHOUSE UNITS

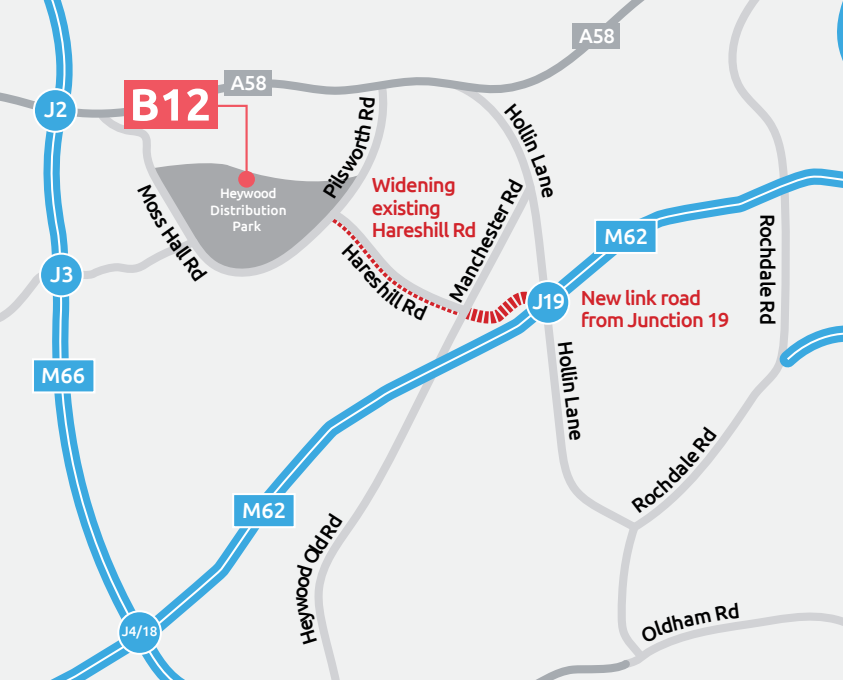
4,172 - 5,700 SQ FT
(388 - 530 SQ M)

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.

B12 unit is 1 of a terrace of 8 units constructed of steel portal frame. The unit includes fully fitted offices, dedicated car parking and a drive in loading door.

- Drive in loading doors
- 50kN/sq m floor loading
- Eaves height 7m
- Large concrete loading apron
- Consent for B1(c), B2 and B8 uses
- Fully fitted office
- Cat II lighting
- Perimeter trunking
- Dedicated car parking

ACCOMMODATION

Unit E	388 sq m	4,172 sq ft
Unit G	530 sq m	5,700 sq ft



TO LET
INDUSTRIAL / WAREHOUSE UNITS
4,172 - 5,700 SQ FT
(388 - 530 SQ M)



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:

CBRE
0161 455 7666
www.cbre.co.uk

Stephen Capper
stephen.capper@cbre.com
Alex Perratt
alex.perratt@cbre.com

B8
0161 375 6000
www.b8re.com

Paul Thorne
paul@b8re.com
Anthony Mellor
anthony@b8re.com

Important: CBRE 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 and 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 any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT Brochure compiled, July 2020. Designed and produced by Richard Barber & Co. www.richardbarber.co.uk