

UNIT
M4

WWW.HEYWOODDISTRIBUTIONPARK.CO.UK

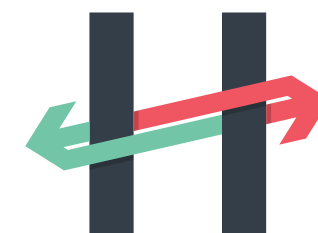
TO LET

DETACHED INDUSTRIAL / WAREHOUSE UNIT

30,805 SQ FT

(2,862 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.

M4 is a detached industrial/warehouse unit of steel truss construction with brick, blockwork and metal clad elevations under an overlaid metal roof. The property has been refurbished throughout and sits on a site of 1.95 acres and includes a large yard and loading to 2 elevations.

- 2 no. level access loading doors
- 4 no. dock loading doors (2 with levellers)
- Large service yard
- 5.33m eaves
- Integral ground floor offices with WC's and kitchen
- Opportunity to extend yard by 0.73 acre



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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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