



UNIT
B11

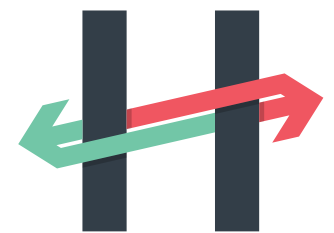
WWW.HEYWOODDISTRIBUTIONPARK.CO.UK

TO LET

63,408 SQ FT (5,891 SQM)

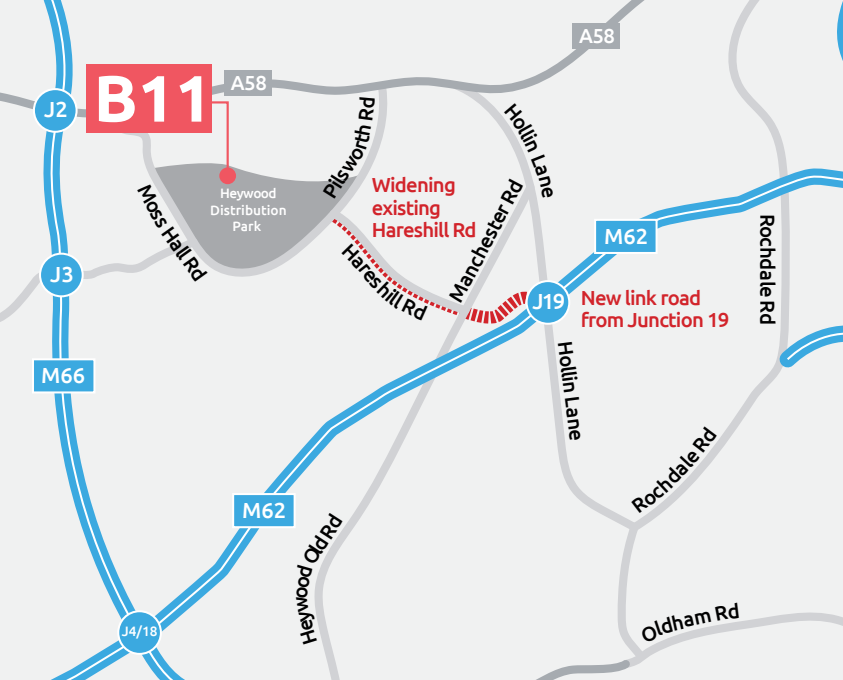
TO BE FULLY REFURBISHED

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.

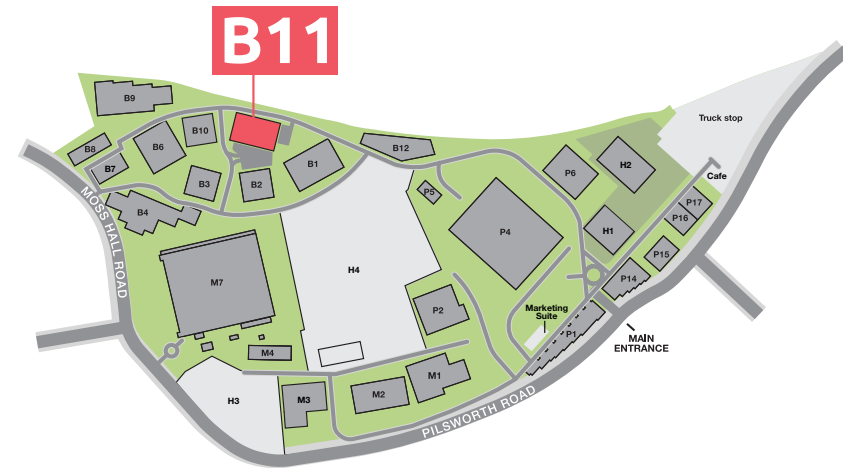
Conveniently close to the M60 orbital motorway, Heywood is just nine miles from Manchester city centre.

The unit is due to undergo a full refurbishment and will benefit from the following specification:

- Eaves height of 5.62m
- Warehouse lighting
- Substantial concrete yard area
- Part portal and part steel frame construction
- Fully fitted two storey offices
- Dedicated self-contained car parking area
- Cross loading with 8 dock level loading doors and 5 level access loading doors

ACCOMMODATION

Total 63,408 sq ft 5,891 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-68.

CONTACT

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

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