

UNIT  
**P15**

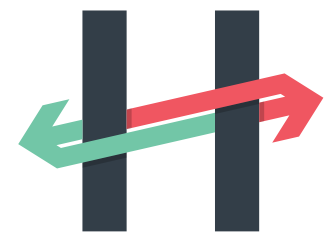
[WWW.HEYWOODDISTRIBUTIONPARK.CO.UK](http://WWW.HEYWOODDISTRIBUTIONPARK.CO.UK)

**TO LET**

REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

**30,860 SQ FT** (2,866 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.

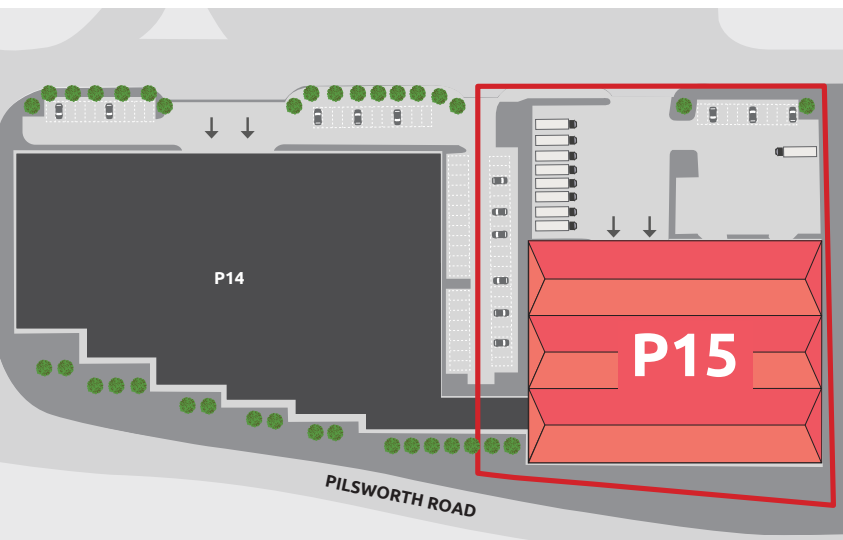
This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours.

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

- Steel portal frame construction
- 2 bay interconnecting warehouse
- 6.5m to eaves / 6m to u/s haunch
- Ground floor offices
- High bay sodium box lighting
- 2 no. drive-in loading doors
- Mezzanine floor
- Suspended warm air blower heaters
- Generous yard and car parking (47 spaces)

## ACCOMMODATION

Warehouse	2,707 sq m	29,138 sq ft
Ground floor offices	159 sq m	1,722 sq ft
<b>Total</b>	<b>2,866 sq m</b>	<b>30,860 sq ft</b>



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## 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 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 warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT Brochure compiled, July 2021. Designed and produced by Richard Barber & Co. www.richardbarber.co.uk