



**UNIT  
B8**

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

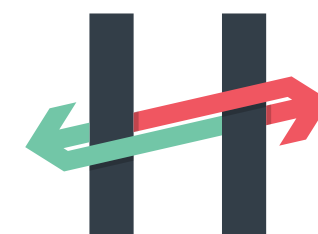
**TO LET**

INDUSTRIAL / WAREHOUSE UNITS

**3,097 - 7,752 SQ FT**

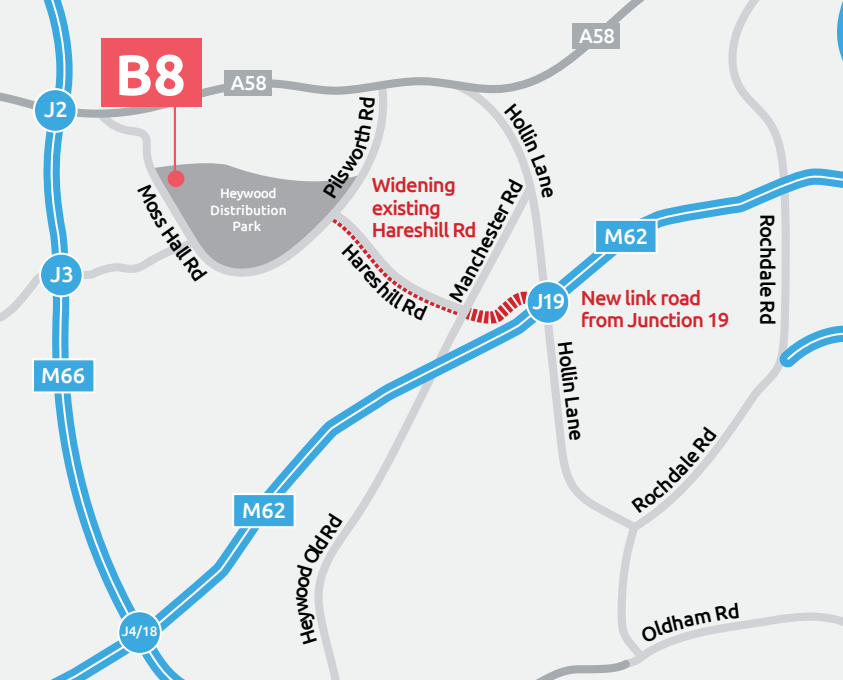
(288 - 720 SQ M)

**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.

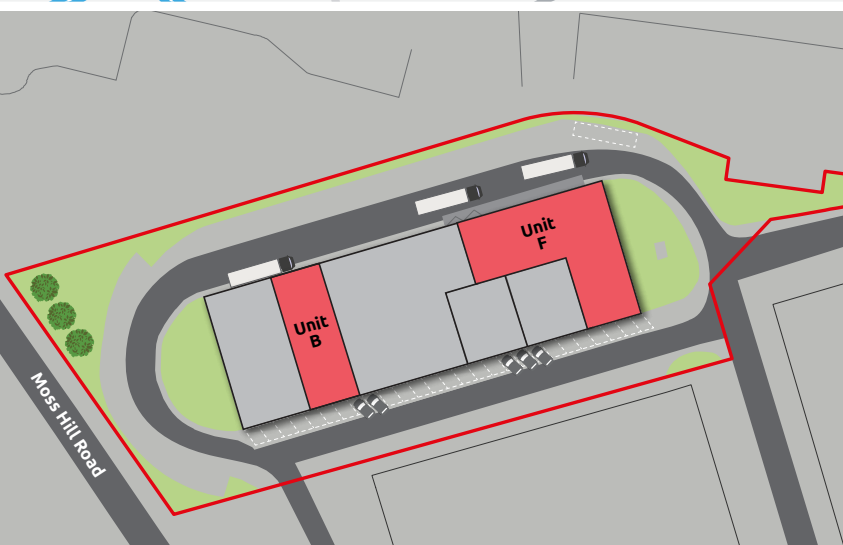
Conveniently close to the M60 orbital motorway, Heywood Point is just nine miles from Manchester city centre.

B8 units provide a terrace of 6 units constructed of steel portal frame, and include fully fitted offices and a mixture of drive-in and tailgate loading doors.

- Drive in loading doors
- Tailgate loading to Unit C and Unit F only
- 24 hour on site security, controlled access and CCTV
- Eaves height 5.65m
- Fully fitted office
- Consent for B1 (c), B2 and B8 uses
- Dedicated car parking spaces

## ACCOMMODATION

Unit B	288 sq m	3,097 sq ft
Unit F	720 sq m	7,752 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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