



WWW.HEYWOODDISTRIBUTIONPARK.CO.UK

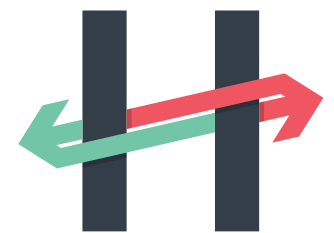
TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH CROSS
LOADING (10 DOORS)

42,307 SQ FT (3,930.42 SQ M)

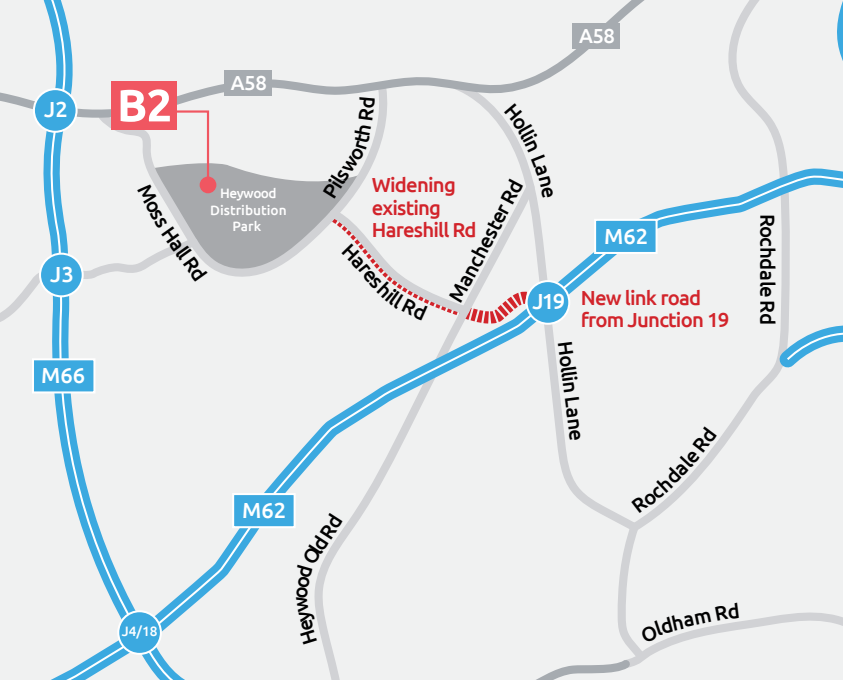
HIGHLY SECURE 200 ACRE DISTRIBUTION PARK
IN A STRATEGIC MOTORWAY LOCATION

UNIT
B2



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.

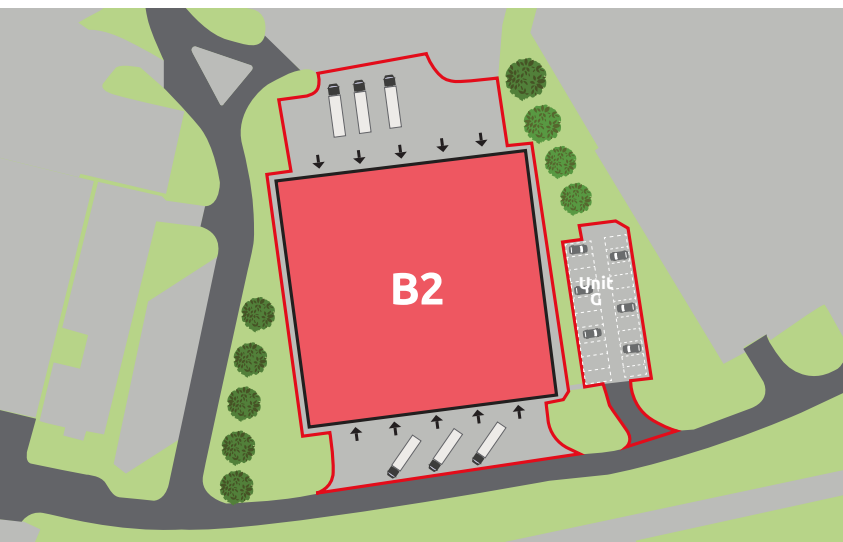
Conveniently close to the M60 orbital motorway, Heywood Point is just nine miles from Manchester city centre.

Unit B2 provides a detached industrial/ warehouse unit of steel frame construction. This recently refurbished unit benefits from cross loading with both drive in doors and dock level access.

- 5 drive in loading doors
- 3 dock level loading doors
- 2 tailgate loading doors
- Eaves height 5.7 m
- Lighting throughout
- Fitted offices
- Consent for B1(c), B2 and B8 uses
- Dedicated car parking spaces

ACCOMMODATION

| | | |
|-----------------|----------------------|---------------------|
| Warehouse | 3,833.5 sq m | 41,264 sq ft |
| GF Front Office | 70.13 sq m | 755 sq ft |
| GF Rear Office | 26.74 sq m | 288 sq ft |
| Total | 3,930.42 sq m | 42,307 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

EPC's are available on request.

CONTACT

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



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