

# TO LET

## 41,633 sq. ft.

### Unit B10, Broadlands, Heywood Distribution Park, Heywood, OL10 2TS



**BNP PARIBAS  
REAL ESTATE**



## SUMMARY

- ✓ Modern Warehouse Industrial Unit
- ✓ 5.80m eaves
- ✓ 14 dock level loading doors
- ✓ 5 level access loading doors
- ✓ Generous yard areas
- ✓ Secure gated estate
- ✓ Ample car parking provision
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ Fitted offices, WC and kitchen facilities

## LOCATION



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 Distribution Park is just nine miles from Manchester city centre.

## DESCRIPTION

The premises comprise a 5 bay, industrial warehouse of steel portal frame construction with profile metal cladding.

## SPECIFICATION

- 5.80m eaves height
- 14 dock level loading doors
- 5 level access loading doors
- Generous yards to front and rear elevations
- Good parking provision
- 3 phase power supply
- First floor offices, W/C and kitchen facilities

## ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. M.	Sq. Ft.
<b>Unit</b>		
Ground Floor Warehouse	3,695.50	39,779
First Floor Office	172.34	1,855
<b>UNIT TOTAL</b>	<b>3,867.84</b>	<b>41,634</b>

## TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 17<sup>th</sup> February 2024. The current rent passing is £198,000 pax.

A new lease may be available via separate negotiation directly with the landlord.

## RATES

Interested parties should make their own enquiries with Rochdale Metropolitan Borough Council.

## VAT

VAT will be payable where applicable.

## EPC

- A (15)

## LEGAL COSTS

Each party to bear their own costs incurred in this transaction.



## CONTACTS

For more information and to arrange a viewing please contact:

**Iolo Morgan**

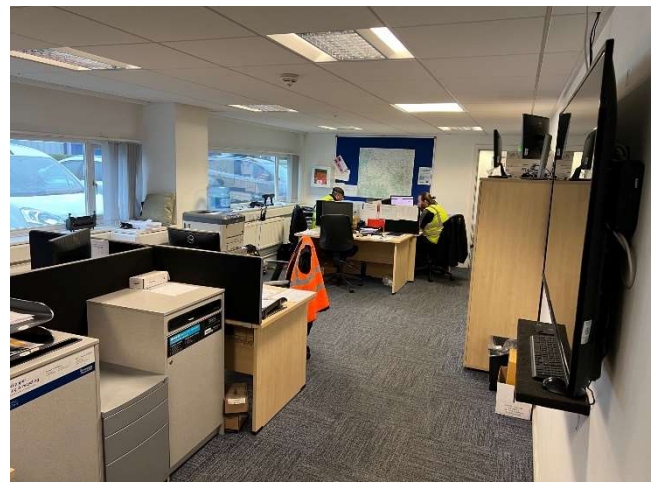
T: +44 (0) 7471 227336

E: [iolo.morgan@realestate.bnpparibas](mailto:iolo.morgan@realestate.bnpparibas)

**Zach Heppner-Logan**

T: +44 (0) 7787 221412

E: [zach.heppner-logan@realestate.bnpparibas](mailto:zach.heppner-logan@realestate.bnpparibas)



## LONDON CITY

**BNP Paribas Real Estate UK**

5 Aldermanbury Square

London EC2V 7BP

[realestate@bnpparibas.com](mailto:realestate@bnpparibas.com)



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