

# TO LET



Unit 7, Junction 19 Business Park, Heywood, OL10 1NB

# 4,467 sq ft

## Modern Warehouse unit with offices

- Electric level access loading door
- 6.5-7metre eaves
- Integral offices
- PRICE ON APPLICATION







### Unit 7, Junction 19 Business Park, Heywood, OL10 1NB

| ailway 😜                   | Cross St.                                  | -                       |          |   |
|----------------------------|--|-------------------------|----------|---|
| Sharp Freight 🔗            | Southgate Industrial P<br>Pennine Flooring | Park Manchester Galvani | izing    |   |
| Sales and Sales            | Supplies<br>PAR Group - Mancheste          | · •                     |          |   |
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| And Chester Rid            | Phoenix Fires<br>Bobs                      | Biltong 😜               |          |   |
| Generation Highfield Manor | Howdens - Heywood                          |                         |          | - |
| Olean ru                   | Sol 50                                     | lotech 🛛                | 1        |   |
| Home 🛛                     | Manes Control 😡                            |                         | <u> </u> |   |
| The Bay Horse              | P G  | tribution               |          |   |

#### Location

The property forms part of the well established J19 Industrial Park, situated on Green Lane, Heywood. The property enjoys easy access to the M62 motorway via junction 19.

#### Description

The property comprises a new single storey warehouse.

It benefits from the following:

- A single electronic level access door
- 6.5 7m eaves
- Kitchen and WC facilities
- 9 parking spaces
- 3phase electricity, water and mains gas

#### Rental

The property is available on a rental basis. The rent is available on application.

#### Legal Costs

Each party will bear their own legal costs.

#### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

#### **Subject to Contract**

The property is offered subject to formal contract / lease.

#### Viewing

Viewings strictly by appointment with agents BC Real Estate & Barton Kendal. Please contact:

John Barton

john@bcrealestate.co.uk

Marc Wright

marc@barton-kendal.co.uk



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