

Refurbished Warehouse / Industrial Unit

Heywood

BC REAL ESTATE

Colliers

To Let

43,417 Sq Ft
(4,033 Sq M)

Unit C Birch Business Park

Whittle Lane, Heywood, OL10 2SX

- Steel portal framed, metal clad unit
- Two-storey office space
- Two full height roller shutter doors
- Two tailgate loading doors
- Ample on-site parking
- 24-hour security with CCTV.



Contact Us

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Immediately Available

Rent available upon application.

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Location

Birch Business Park is strategically located on the prime M62 corridor north of Manchester offering direct access to the national motorway network with immediate links to central Manchester via the M60 and M62. The towns of Rochdale, Oldham and Bury are all within a seven-mile radius of the estate.

Description

The unit forms part of the wider Birch Business Park which comprises in excess of 392,000 sq ft of industrial, manufacturing, warehouse and office accommodation on a site of approximately 31 acres. The unit is of steel portal framed construction with metal clad elevations and two storey integral office space. Internally, the unit has an eaves of 4.2m and benefits from high bay sodium box lighting, two full height roller shutter doors, two tailgate loading doors and eight overhead cranes, including five tonne weight cranes. To the front elevation of the building, the property has ample car parking. The property has 24/7 unrestricted use and has 24-hour security with CCTV and single point access.

Accommodation

The Property has the following approximate Gross Internal Floor Areas:

Description	SqFt	SqM
Warehouse	38,014	3,532
Offices	5,403	502
TOTAL	43,417	4,034

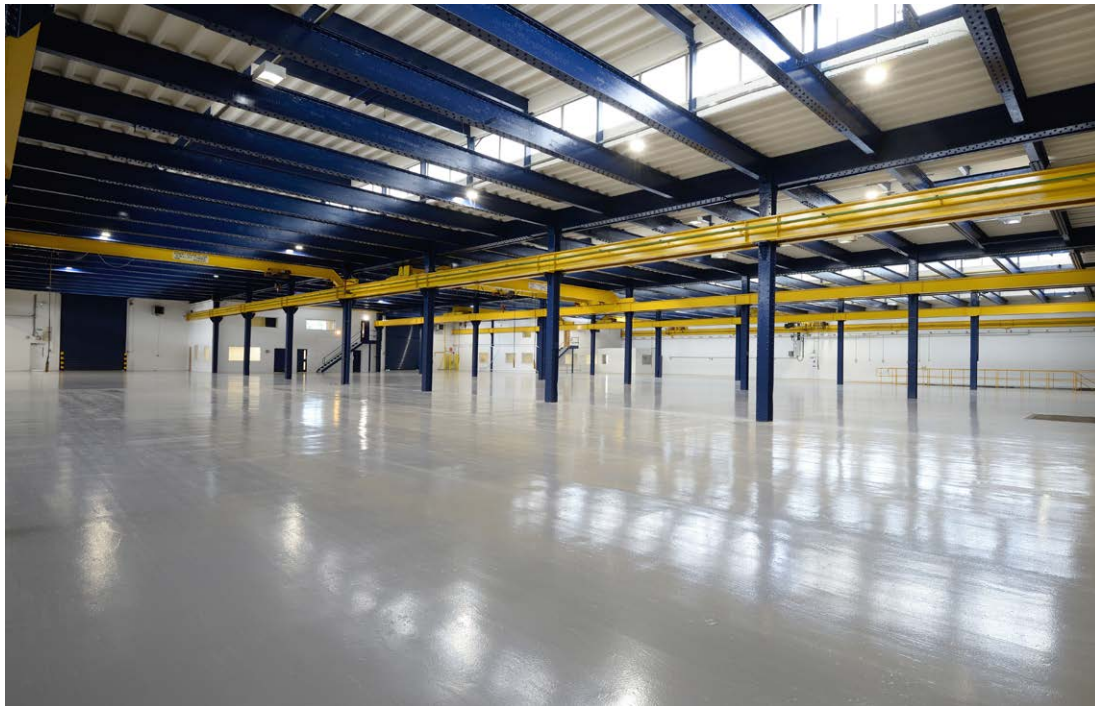


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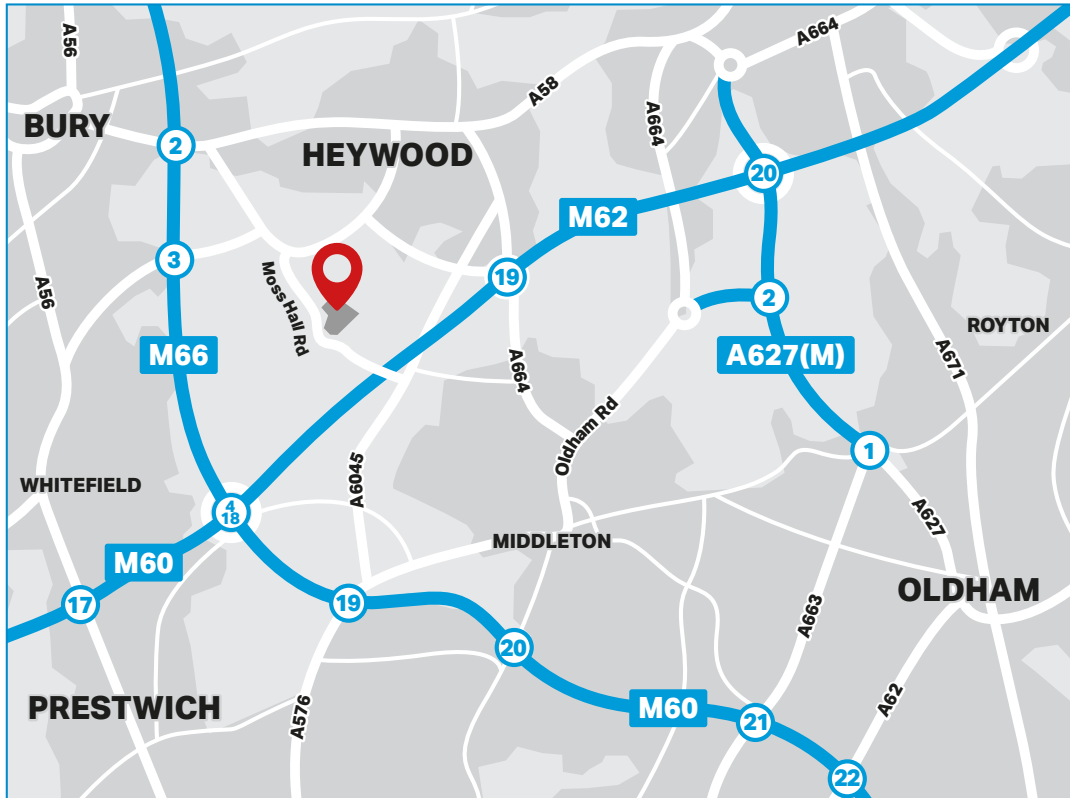


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Viewing / Further Information

For further information or to arrange a viewing please contact:

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VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

The current rateable value of the property for 2023/2024 is £146,000

Service Charge

The current service charge for 2023/2024 on the property is £28,200 per annum.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed.
Further details available upon request.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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