



UNIT  
**B12**

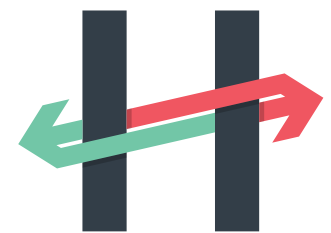
[WWW.HEYWOODDISTRIBUTIONPARK.CO.UK](http://WWW.HEYWOODDISTRIBUTIONPARK.CO.UK)

**TO LET**

INDUSTRIAL / WAREHOUSE UNITS

**2,680 - 5,700 SQ FT**  
(249 - 530 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.

B12D unit is 1 of a terrace of 8 units constructed of steel portal frame. The unit includes fully fitted offices, dedicated car parking and a drive in loading door.

- Drive in loading doors
- 50kN/sq m floor loading
- Eaves height 7m
- Large concrete loading apron
- Consent for B1(c), B2 and B8 uses
- Fully fitted office
- Cat II lighting
- Perimeter trunking
- Dedicated car parking

## ACCOMMODATION

Unit D	249 sq m	2,680 sq ft
Unit E	388 sq m	4,172 sq ft
Unit G	530 sq m	5,700 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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