

**TO LET**

**REFURBISHED INDUSTRIAL/WAREHOUSE**

**105,033 SQ FT (9,768 SQ M)**



# **B9, HEYWOOD DISTRIBUTION PARK MANCHESTER**

**OL10 2TT///LIVE.TALL.TIMING**



Excellent access to  
motorway M66/M62/M60

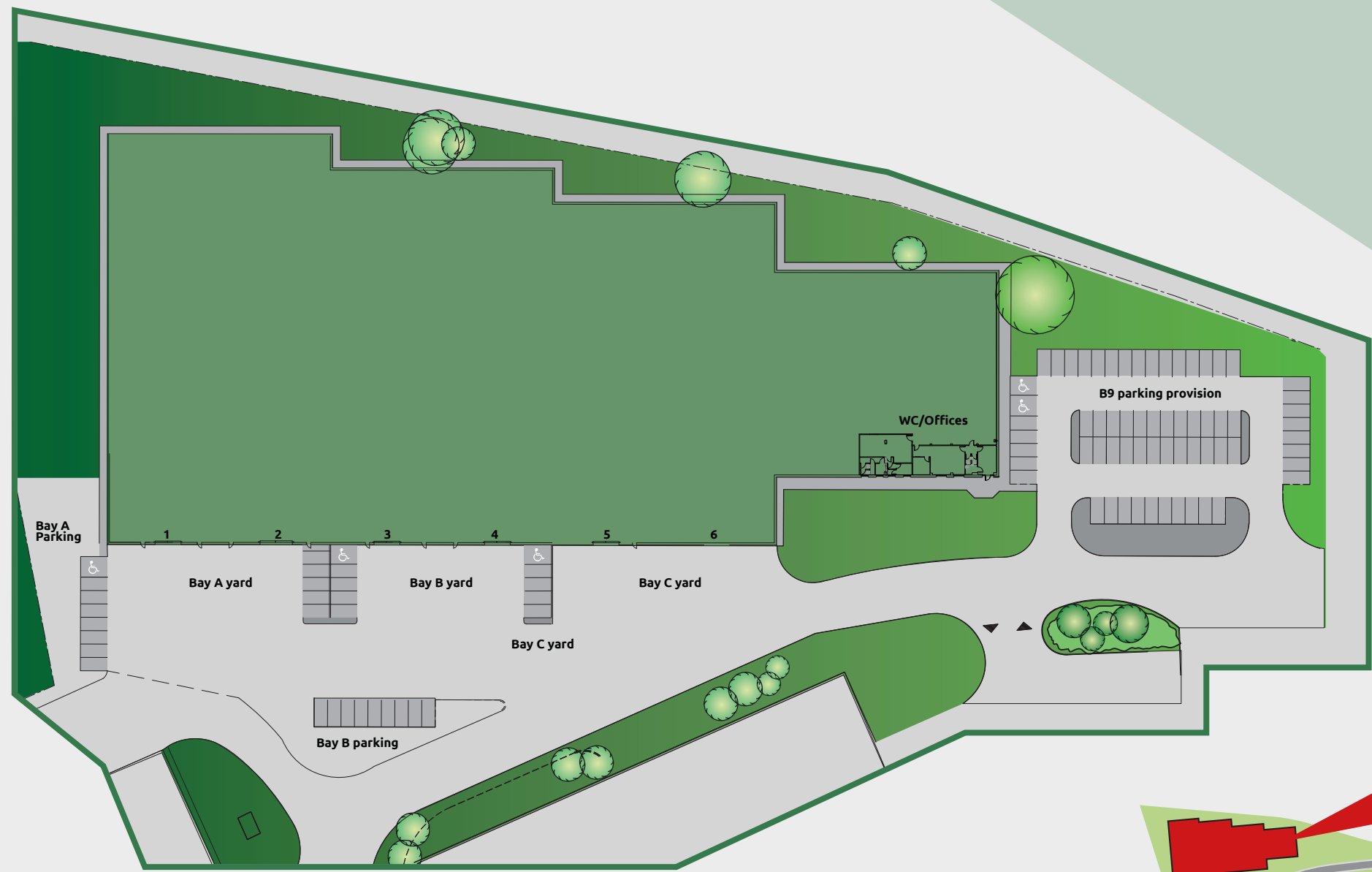


Modern distribution facility



On site security & CCTV





 Steel portal frame construction

 Eaves height 5.5m

 Ample drive in loading doors

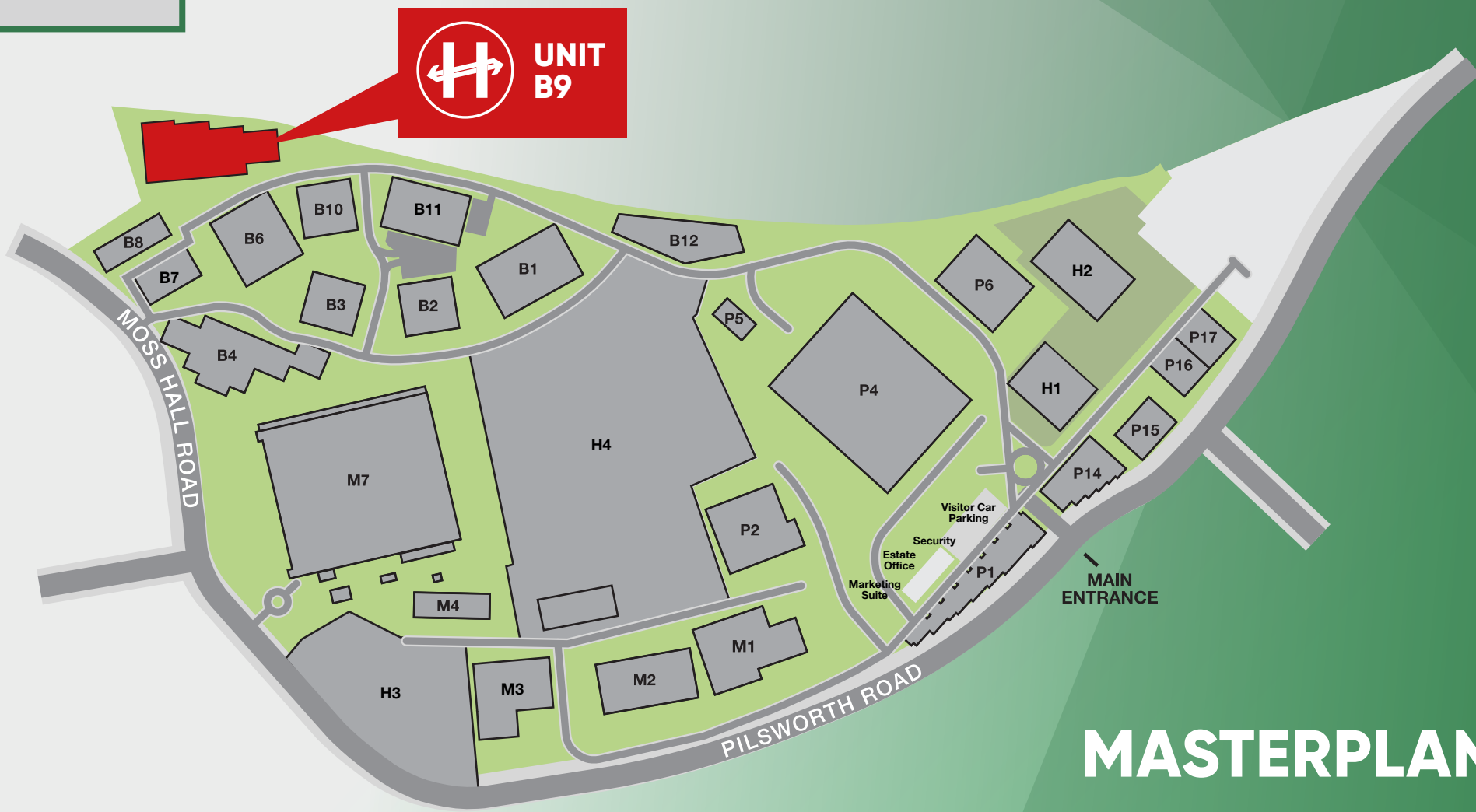
 Dedicated car parking

 Substantial yard

 Fitted office

 Lighting to warehouse

**UNIT B9**  
**INDUSTRIAL/WAREHOUSE UNIT**  
**105,033 SQ FT (9,768 SQ M)**



**MASTERPLAN**

**HEYWOOD DISTRIBUTION PARK IS LOCATED JUST ONE MILE EAST OF JUNCTION 3 OF THE M66 AND WITHIN ONE & A HALF MILES OF JUNCTION 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.



### DRIVE TIMES

#### CITIES/TOWNS

MANCHESTER CITY CENTRE	9 miles
LEEDS	36 miles
SHEFFIELD	50 miles
BIRMINGHAM	100 miles
LONDON	130 miles

#### MOTORWAYS/ROADS

M66 (J3)	1 miles
M62 (J19)	2.5 miles
M60 (J18)	5.4 miles

#### AIRPORTS

MANCHESTER	10 miles
LIVERPOOL	48 miles

Manchester is the preferred distribution hub for global companies like Adidas; Argos; JD Sports; Kellogg's; L'Oréal; Next; Office Depot; Procter and Gamble; and major logistics firms like Kuehne & Nagel and Wincanton. It has more motorways than any other UK city and more motorway junctions.

Manchester Airport is home to the World Freight Terminal, the largest in the UK outside London.

The Manchester Ship Canal and Port of Liverpool are two dynamic international trading centres forming a single 44 mile seaway to the heart of the UK.



**HEYWOOD DISTRIBUTION PARK** provides a secure, landscaped business park environment in a **highly strategic location**. With Ten motorways, 50 motorway junctions, rail and air freight terminals Manchester provides millions of customers on your doorstep and most of the UK in a four-hour drive.



J3 M66

MOSS HALL ROAD

MACFARLANE PACKAGING

KITE PACKAGING

GREAT BEAR DISTRIBUTION

ENVAIR

MILLERS VANGUARD

FOOT ASYLUM

ARGOS

DOODLE PRODUCTS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

ENTRANCE

ECO SCAPE

IRON MOUNTAIN

MARTIN BROWER

HIGHLY SECURE 200 ACRE  
DISTRIBUTION PARK  
IN A STRATEGIC MOTORWAY LOCATION

ENVAIR  
TECHNOLOGY

kit

FOOTASYJUM

MACFARLANE  
PACKAGING

MORAN  
logistics

IRON  
MOUNTAIN

Argos

HEYWOOD LINK ROAD

PILSWORTH ROAD

J19 M62

UNIT  
B9



## B9, HEYWOOD DISTRIBUTION PARK MANCHESTER

M66/M62/M60

OL10 2TT///LIVE.TALL.TIMING

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For further information, current availability and arrangements to view the properties please contact the joint agents;

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2024.  
RB&Co 0161 833 0555. www.richardbarber.co.uk



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