



M2, HEYWOOD DISTRIBUTION PARK MANCHESTER

OL10 2TT /// SEATED.SONGS.POOLS



Excellent access to
motorway M66/M62/M60



Modern distribution facility

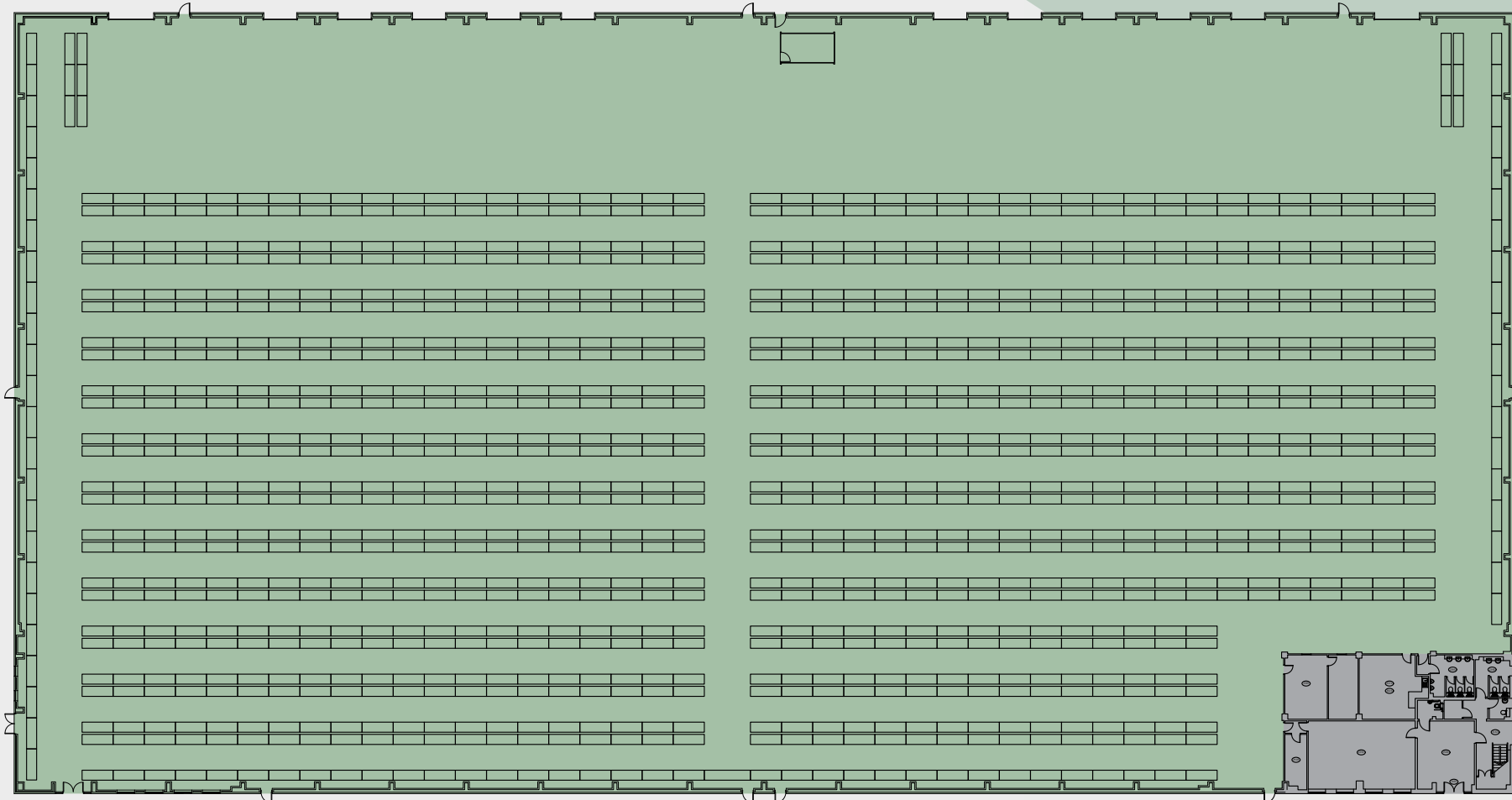


On site security & CCTV

TO LET
INDUSTRIAL / WAREHOUSE FACILITY
108,258 SQ FT (10,057 SQ M)




**ST. MODWEN
LOGISTICS**



GROUND FLOOR PLAN



 Three phase electricity

 50kN/sq m reinforced concrete floor

 Eaves height 12m

 2 level access doors & 10 dock leveller platforms

 Dedicated car parking

 Fully secure estate with 24/7 security

 Fully fitted offices

 35m service deep yard



UNIT M2 INDUSTRIAL/WAREHOUSE UNIT 108,258 SQ FT (10,057 SQ M)

Warehouse	9,367.47 sq m	100,834 sq ft
First floor offices	344.85 sq m	3,712 sq ft
Ground floor offices	344.85 sq m	3,712 sq ft
Total	10,057.17 sq m	108,258 sq ft



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

FOOT ASYLUM

UNIT M2

MILLERS VANGUARD

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



PILSWORTH ROAD

HEYWOOD LINK ROAD

J19 M62



**M2, HEYWOOD
DISTRIBUTION PARK
MANCHESTER**

M66/M62/M60

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📷 @heywooddistributionpark 📌 Heywood_Park ✂️ Heywood_Park

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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