



P1, HEYWOOD DISTRIBUTION PARK MANCHESTER

OL10 2TT///PUTS.ICONS.STEWS



Excellent access to
motorway M66/M62/M60



Modern Industrial Units



On site security & CCTV

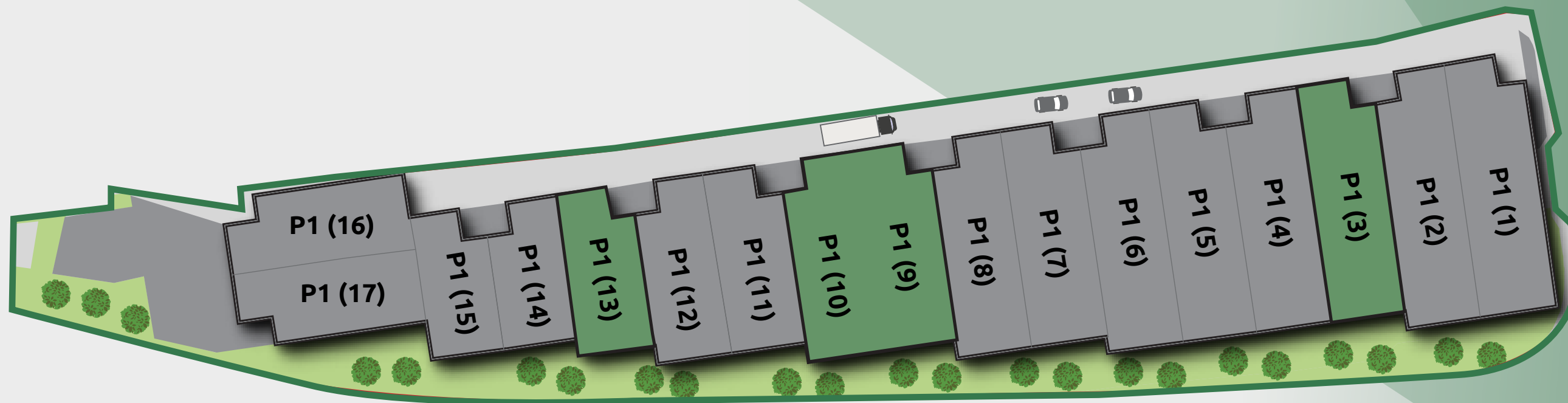
TO LET

INDUSTRIAL / WAREHOUSE UNIT

3,250 TO 8,084 SQ FT




ST.MODWEN
LOGISTICS




Drive in
loading doors


Steel portal frame
construction

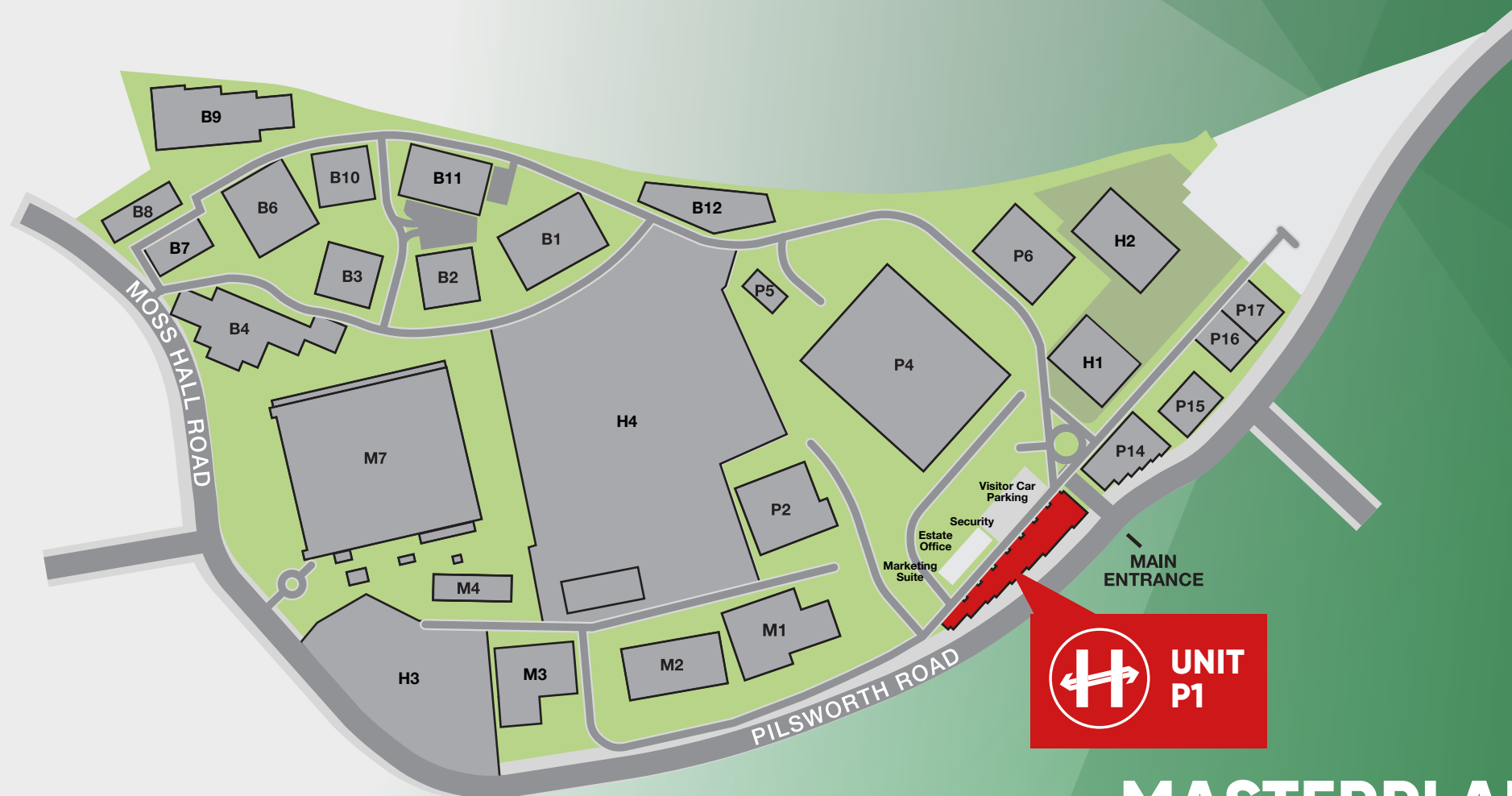

Eaves
height 5m


Can be
combined (Subject
to availability)


Fully-fitted
offices


Consent for B1(c),
B2 and B8 uses


Dedicated car parking



MASTERPLAN

UNIT P1

INDUSTRIAL/WAREHOUSE UNIT

3,247 TO 8,084 SQ FT

P1 (3)	459.86 sq m	4,950 sq ft (under offer)
P1 (6)	459.86 sq m	4,950 sq ft
P1 (12)	339.83 sq m	3,658 sq ft
P1 (13)	301.65 sq m	3,247 sq ft (under offer)

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

MILLERS VANGUARD

DOODLE PRODUCTS

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

UNIT P1

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

PILSWORTH ROAD

HEYWOOD LINK ROAD

J19 M62



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M66/M62/M60

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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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