

UNIT
M1

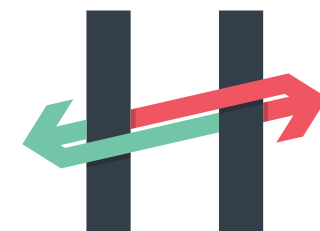
WWW.HEYWOODDISTRIBUTIONPARK.CO.UK

TO LET

SECURE INDUSTRIAL/WAREHOUSE UNIT

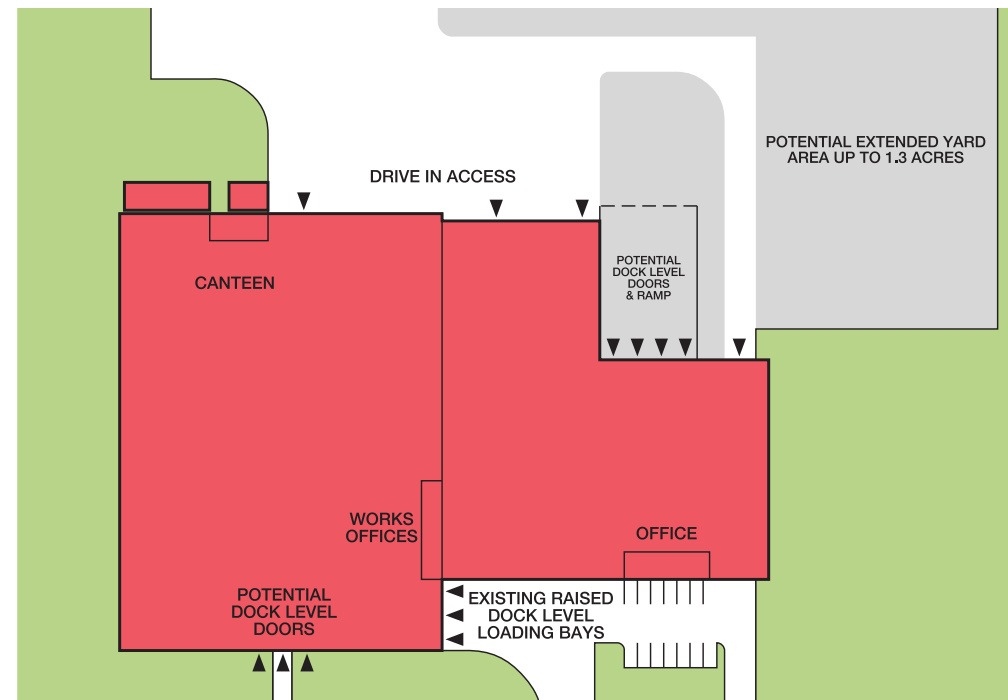
101,245 SQ FT (9,405.96 SQ M)

HIGHLY SECURE 200 ACRE DISTRIBUTION PARK
IN A STRATEGIC MOTORWAY LOCATION

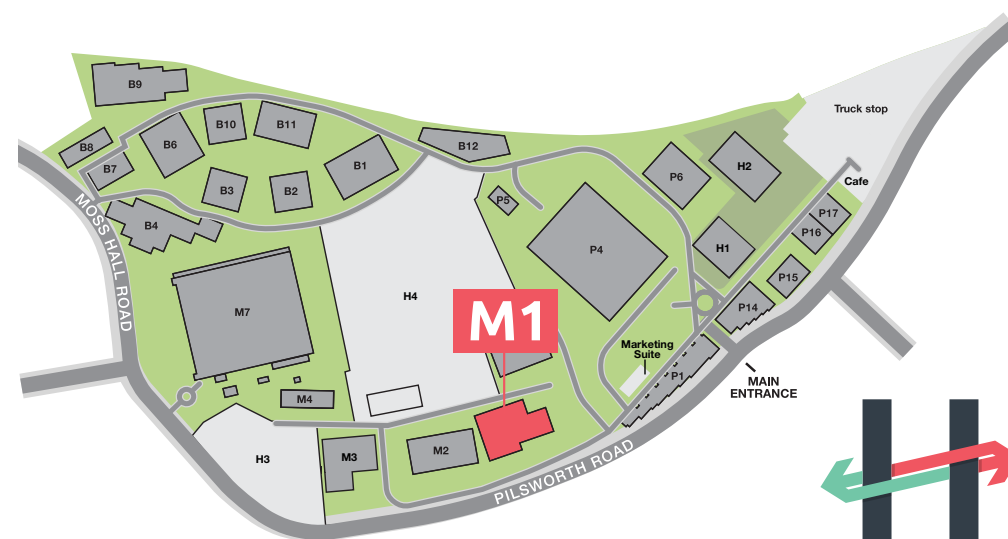


HEYWOOD
DISTRIBUTION PARK

M66/ M62/ M60
MANCHESTER OL10 2TT



SITEPLAN



MASTERPLAN

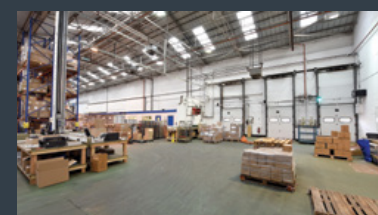
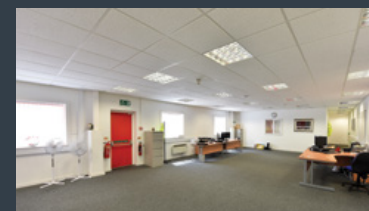
M1

M1 Heywood provides a high bay industrial/warehouse unit constructed of steel portal frame, benefitting from both drive in and dock level access. The unit was refurbished in 2013 and is fully sprinklered and has the ability to extend the existing external yard up to 1.35 acres.

- New roof installed
- Fully sprinklered
- Fully heated and lit warehouse
- Eaves height up to 8m
- 3 dock level & 4 level access loading doors
- Loading to two elevations
- Opportunity to extend yard to 1.35 acres
- Potential for additional dock level doors
- Fitted offices
- Consent for B1(c), B2 and B8 uses
- Dedicated car parking spaces

ACCOMMODATION

Warehouse	9,236.60 sq m	99,422 sq ft
Ground floor offices	169.36 sq m	1,823 sq ft
Total	9,405.96 sq m	101,245 sq ft





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.

Manchester city region has a workforce of 7.2 million people within an hour's commute of the city centre.

Manchester has a distinctive geography of concentrated clusters containing a varied, qualified, skilled and sustainable labour pool.

In 2012 Manchester was ranked Europe's most competitive business city by KPMG.

KUEHNE+NAGEL

FOOTAZYJUM

dfs

MORAN
logistics

Argos

next

Krispy Kreme
DOUGHNUTS



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 E-103.

CONTACT

For further information or to arrange a viewing please contact the joint agents:

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	MILES	HRS/MINS
Jct 3, M66	1	4
Jct 19, M62	2.5	11
Manchester City Centre	9	30
Manchester Airport	23	47

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