/INDURENT



Industrial

UNIT M7 | M7 HEYWOOD DISTRIBUTION PARK

Moss Hall Road, Heywood, Greater Manchester, OL10 2TR

UNIT M7 | 495,856 SQ FT

M7 Heywood Distribution Park offers a substantial and well-connected logistics and industrial facility extending to nearly 500,000 sq ft on a 21-acre self-contained site.

M7 Heywood Distribution Park offers a substantial and well-connected logistics and industrial facility extending to nearly 500,000 sq ft on a 21-acre self-contained site. Strategically positioned just 9 miles north of Manchester city centre, the estate provides immediate access to both Junction 3 of the M66 and Junction 19 of the M62, making it an ideal location for national and regional distribution operations across the North West and beyond.

The property is made up of eight interlinking chambers, offering a range of specifications to suit diverse occupier needs. The main warehouse areas provide a clear internal height of 10.35 metres, with the side chambers offering 5.5-metre eaves. A mix of 30 dock-level and multiple level access doors serve the building, allowing for efficient loading and unloading, while the extensive yard area, gated access, and approximately 80 HGV parking bays provide secure and practical circulation space.

Constructed with a combination of steel portal frame and brickwork, the facility includes LED lighting, gas-fired heating, a dedicated vehicle maintenance unit (VMU), and single-storey offices with an integrated staff canteen. The site also offers approximately 150 car parking spaces and benefits from an EPC rating of C.

Situated adjacent to the Atom Valley mayoral development zone, part of Greater Manchester's ambitious Northern Gateway scheme, M7 Heywood Distribution Park lies



Unit Summary

- 3 Phase Power
- Office Accommodation
- 30 dock level loading doors
- Private Yard
- 24 Hour Access
- Flexible Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£2,825,400.00	£5.70
Rates	£988,455.00	£1.99
Service Charge	Not specified	Not specified
Insurance	£99,171.20	£0.20
Total Cost	£3,913,026.20	£7.89

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

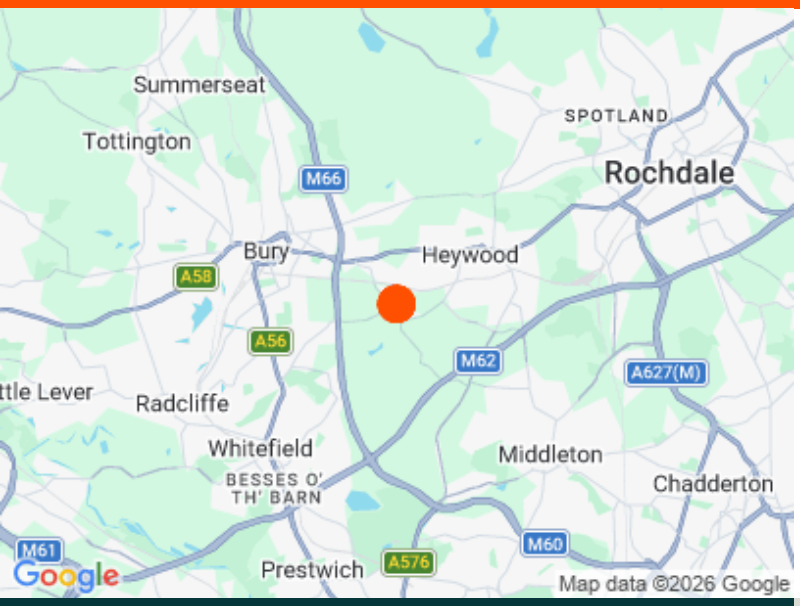
For more info please visit: unit.info/U3P0200002

+44(0) 808 169 7554

Industrial

UNIT M7 | M7 HEYWOOD DISTRIBUTION PARK

Moss Hall Road, Heywood, Greater Manchester, OL10 2TR



Location

The property is located just 9 miles North of Manchester city centre with both J3 M66 & J19 M62 motorway less than 2 miles away providing extremely strong connectivity routes, serving Manchester, the North West and the rest of the UK well.

Road
M66: 1 mile

Airport
Manchester: 25 miles

Rail
Manchester Victoria: 8.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (53)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

Key Contact



Daniel Austin
Director - Head of Logistics North

"Dan is the Head of Logistics for Northern Assets."

+44(0) 808 169 7554