/INDURENT

Industrial

# UNIT B08C | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester, OL10 2TT



## UNIT B08C | 9,766 SQ FT

### Industrial Unit with Office

Flexible industrial space with excellent connectivity, Unit B08C provides 9,766 sq ft of high-quality accommodation suitable for a wide range of business uses. The unit benefits from integrated office space, 3-phase power and WC facilities, creating a practical and efficient working environment.
Situated within the secure and professionally managed Heywood Distribution Park, occupiers benefit from 24-hour access, on-site security and a well maintained, landscaped estate environment.

| Lease Type | New |
|---|---|



## Unit Summary

- 3 Phase Power
- Secure Estate
- 24 Hour Access
- Premier Industrial Location
- On-Site Security
- Car Parking

## Occupational Costs

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £92,200.00 | £9.44 |
| Rates | £25,661.08 | £2.63 |
| Service Charge | £6,446.46 | £0.66 |
| Insurance | £1,953.20 | £0.20 |
| Total Cost | £132,021.78 | £13.52 |

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.

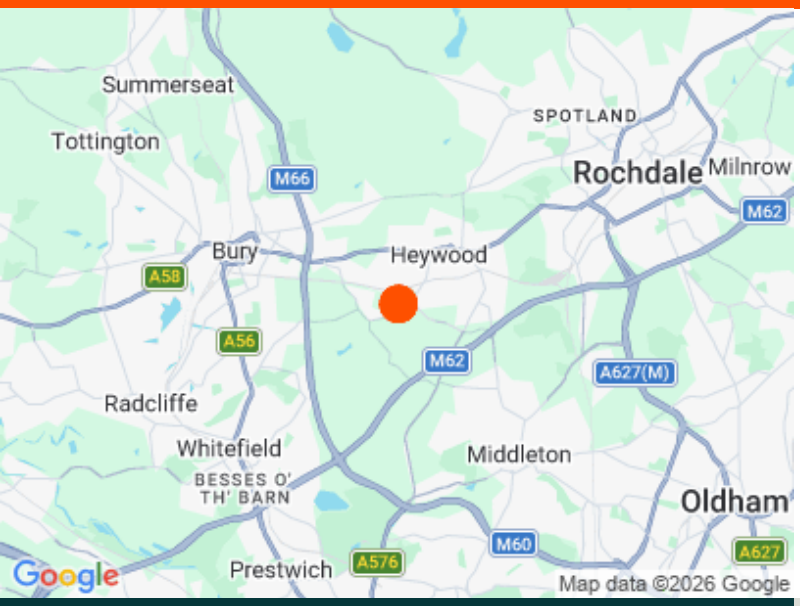
For more info please visit: unit.info/U3P0300037

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## Location

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.

**Road**
M66: 1 mile

**Airport**
Manchester: 23 miles

**Rail**
Manchester: 9 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 (61) |

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## Key Contact




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