/INDURENT



Industrial

UNIT P01 (17) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester, OL10 2TT

UNIT P01 (17) | 3,659 SQ FT

Industrial Unit with office

Flexible Industrial Space with Excellent Connectivity, Unit P01 (17) offers 3,659 sq ft of high-quality industrial space, ideal for a range of business operations. The unit includes integrated office accommodation, 3-phase power, and WC facilities, providing a practical and efficient working environment.
Located within the secure and professionally managed Heywood Distribution Park, tenants benefit from 24-hour access, On-site security in a well-maintained, landscaped estate.
This strategic location offers excellent transport links across the North West, making it an ideal base for logistics, distribution, or light industrial use.

Lease Type	New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- CCTV
- Premier Industrial Location
- Car Parking
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£39,246.00	£10.73
Rates	£12,312.00	£3.36
Service Charge	£2,414.44	£0.66
Insurance	£731.80	£0.20
Total Cost	£56,863.55	£15.54

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.

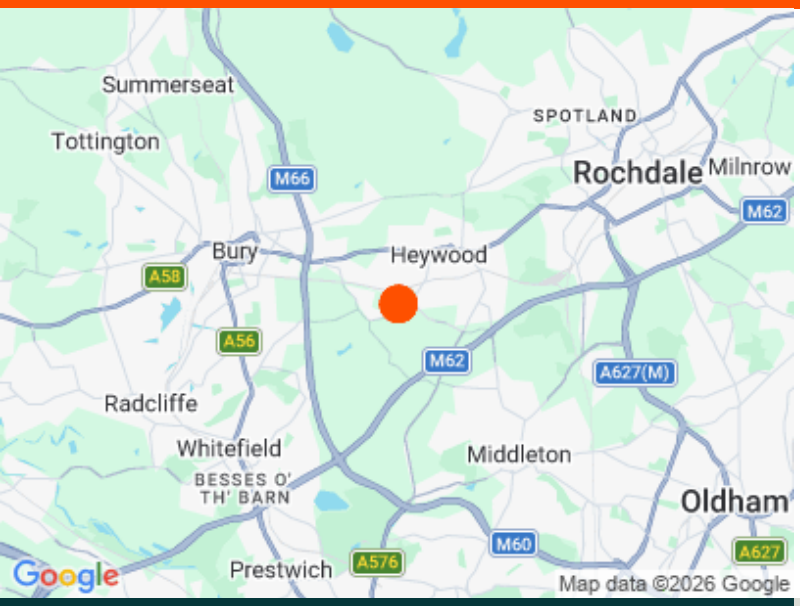
For more info please visit: unit.info/U3P0300066

+44(0) 808 169 7554

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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	B (30)

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Key Contact



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