/INDURENT



Industrial

UNIT P01 (03) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester, OL10 2TT

UNIT P01 (03) | 4,950 SQ FT

Industrial Unit with Office

Flexible industrial space with excellent connectivity, Unit P01 (03) provides 4,950 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.
The park's strategic location provides excellent connectivity across the North West, making the unit an ideal base for logistics, distribution or light industrial operations.

Lease Type	New



Unit Summary

- Premier Industrial Location
- Flexible Space
- 24 Hour Access
- Well Maintained Estate
- Car Parking
- WC Facilities

£

	Per Annum	Per Sq Ft
Rent	£51,894.00	£10.48
Rates	£16,092.00	£3.25
Service Charge	£3,267.28	£0.66
Insurance	£990.00	£0.20
Total Cost	£75,163.50	£15.18

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/U3P0300069

+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 (45)

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Key Contact



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