/INDURENT



Industrial

UNIT B03 | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester, OL10 2TT

UNIT B03 | 42,070 SQ FT

Heywood Distribution Park benefits from award winning 24/7 security and is set within an attractive, landscaped environment.

Unit B03 at Heywood Distribution Park offers flexible industrial space, ideal for a range of business uses. The unit features modern amenities including CCTV security, a well-maintained estate, and 24/7 security. It is designed for flexibility, allowing businesses to adapt the space to their needs. The estate is known for its attractive, landscaped environment, providing a professional and secure setting.
Strategically located just 1 mile from Junction 3 of the M66 and within 3 miles of Junctions 18 and 19 of the M62, the estate offers excellent transport links to Manchester, Cheshire, and the wider region. With major occupiers such as B&M and Wincanton, and access to amenities like a Travelodge and Starbucks, Heywood Distribution Park is one of the key logistics and industrial locations in the region."

Lease Type	New



Unit Summary

- Secure Estate
- Premier Industrial Location
- Flexible Space
- Close to Transport
- CCTV
- Well Maintained Estate

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£297,500.00	£7.07
Rates	£105,600.00	£2.51
Service Charge	£27,042.15	£0.64
Insurance	£8,414.00	£0.20
Total Cost	£441,070.93	£10.48

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.

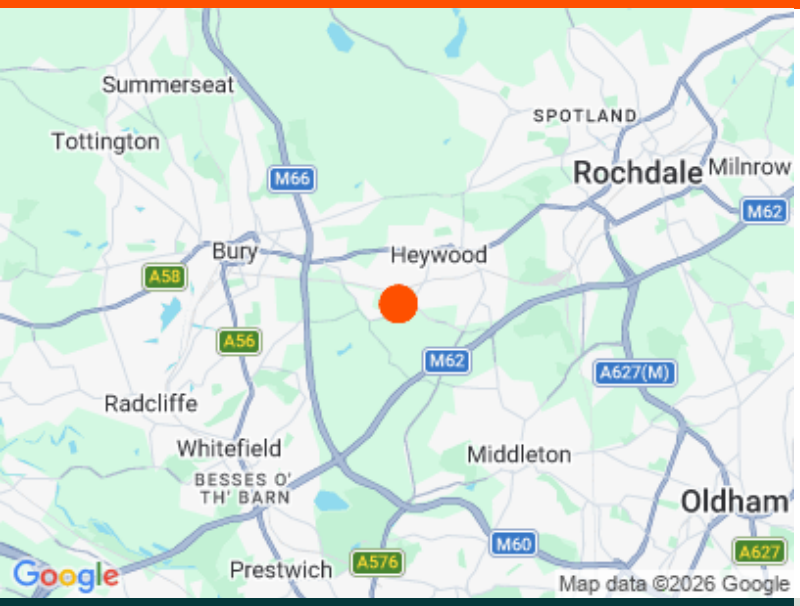
For more info please visit: unit.info/U3P0300071

+44(0) 808 169 7554

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Heywood Distribution Park, Heywood, Manchester, OL10 2TT



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 (50)

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Key Contact



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