/INDURENT



Industrial

UNIT B04(09&10) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester, OL10 2TT

UNIT B04(09&10) | 15,151 SQ FT

Industrial Unit with Office

Unit B04 09 & 10 at Heywood Distribution Park offers 15,151 sq ft of flexible industrial space, ideal for a range of business operations. The unit benefits from 24-hour access, on-site security, and is set within a professionally managed and landscaped estate, providing a secure and well-presented working environment.
Located just 1 mile from Junction 3 of the M66 and within 3 miles of Junctions 18 and 19 of the M62, the unit offers excellent connectivity to Manchester (9 miles), Manchester Airport (23 miles), and the wider North West region. Its strategic location and strong transport links make it a prime choice for businesses seeking a well-connected and secure logistics base.

Lease Type	New



Unit Summary

- Premier Industrial Location
- Office Accommodation
- Flexible Space
- Well Maintained Estate
- Car Parking
- Secure Estate

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£130,800.00	£8.63
Rates	£49,440.00	£3.26
Service Charge	£10,002.00	£0.66
Insurance	£3,030.20	£0.20
Total Cost	£202,208.95	£13.35

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.

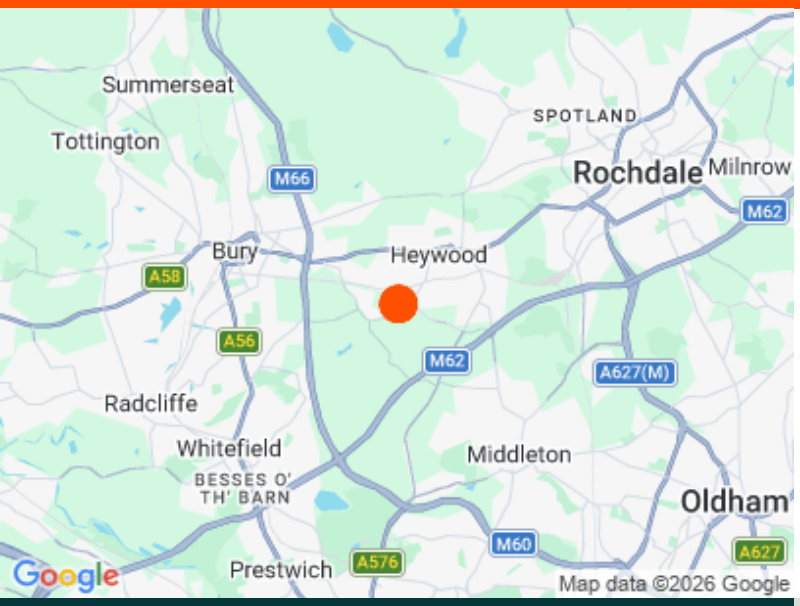
For more info please visit: unit.info/U3P0300074

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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 (43)

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Key Contact



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