T86

Pilsworth Road, Heywood
Greater Manchester **OL10 2TL**

TO LET 86,863 SQ FT

MODERN DETACHED WAREHOUSE WITH INTEGRAL TWO STOREY OFFICES



Modern detached and highly secure warehouse

Approx. 8 metre eaves

3 Dock level loading doors & 3 level access doors

Secure gated site

Two loading yards

360 degree access

6.27 Acre site (33% site coverage)

500kva* 'Power upgrade available'

REFURBISHMENT UNDERWAY

LOCATION

T86 is situated just two miles east of Junction 3 of the M66 and within three miles of Junction 18 & 19 of the M62 motorway.

The prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network.





DRIVE TIMES

Heywood Town Centre	1 mile	4 minutes
M66 J2	2.3 miles	6 minutes
M62 J19	2.5 miles	7 minutes
Bury	3.2 miles	10 minutes
Rochdale	4 miles	13 minutes
Bolton	13.7 miles	20 minutes
Manchester	7.9 miles	22 minutes
Leeds	36.3 miles	48 minutes

CONVENIENTLY CLOSE TO THE M60 ORBITAL MOTORWAY, MANCHESTER CITY CENTRE IS APPROXIMATELY 9 MILES TO THE SOUTH.

SAT NAV: OL10 2TL

LOCAL OCCUPIERS

1. Eddie Stobart
2. HARTMANN
3. Argos
4. MORAN logistics
5. James Cargo FULFILMENT
6. MB MARTIN BROWER
7. antalis Just ask Antalis
8. SUDLOWS working at the core of your business
9. Lineage
10. PARK CAKE BAKERY
11. INX A SAKATA INX COMPANY
12. IRON MOUNTAIN
13. ecoscape
14. celsius HIRE



DESCRIPTION

The property, built in 2006, comprises of a modern secure detached warehouse and benefits from the following:

- Steel portal frame construction
- 12,837 sq ft of first and second floor offices
- 6.27 acre site (33% site cover)
- 3 dock level loading doors & 3 level access doors
- 8 METRE C.8m eaves
- 500kva* 'Power upgrade available'
- 50kn per m2 floor loading
- Lift to the offices
- Gatehouse site entry (258 sq ft security hut)
- External and internal CCTV



ACCOMMODATION (GIA)

Floor	Use	SQ M	SQ FT
Ground floor	Office	182.4	1,963
	Warehouse	6,853.3	73,768
	Security Hut	24	258
Ground floor Total		7,059.7	75,989
First Floor	Office	820.2	8,829
Second Floor	Plant	190	2,045
Overall Total		**8,069.90**	**86,863**









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Rental

The property is available on a leasehold basis. The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Business Rates

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 - unless otherwise stated all prices and rents are exclusive of VAT.

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with joint agents CBRE and BC Real Estate, please contact:

Henry Farr
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Steve Capper
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