

**TO LET**  
**INDUSTRIAL / WAREHOUSE FACILITY**  
**42,072 SQ FT (3,909 SQ M)**



# **B3, HEYWOOD DISTRIBUTION PARK MANCHESTER**

OL10 2TT///RADIO.CHANGE.POEM



Excellent access to  
motorway M66/M62/M60



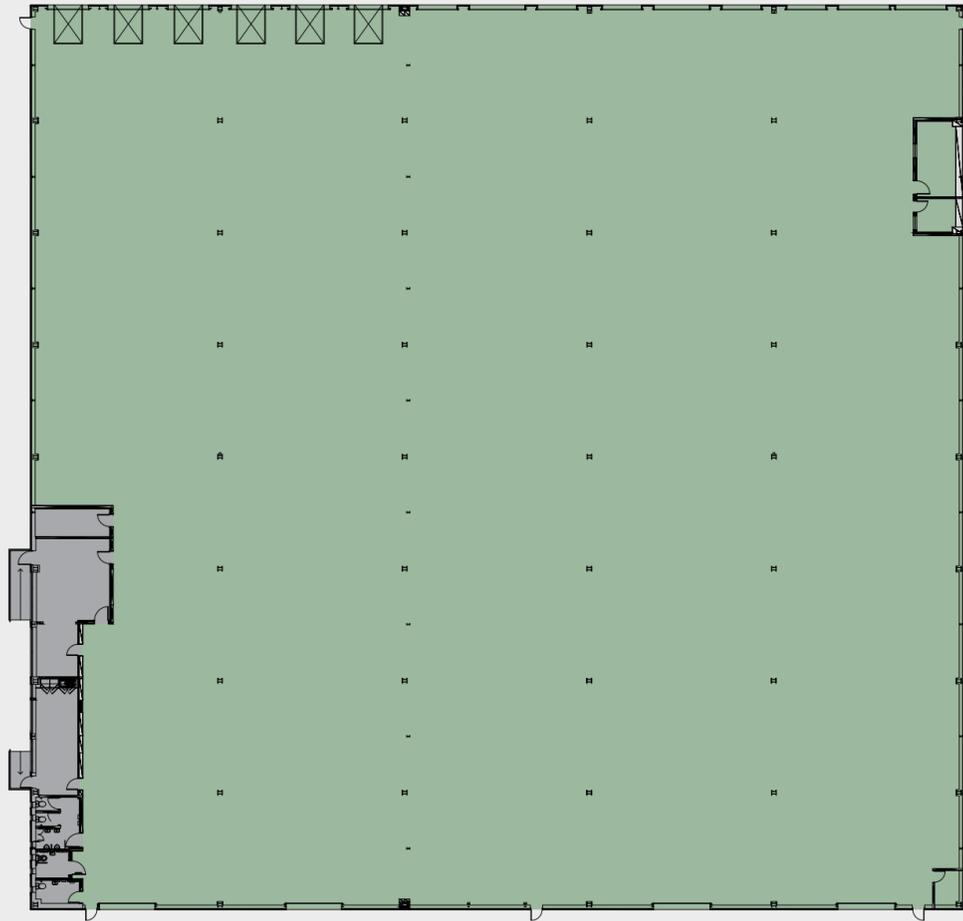
Modern distribution facility



On site security & CCTV



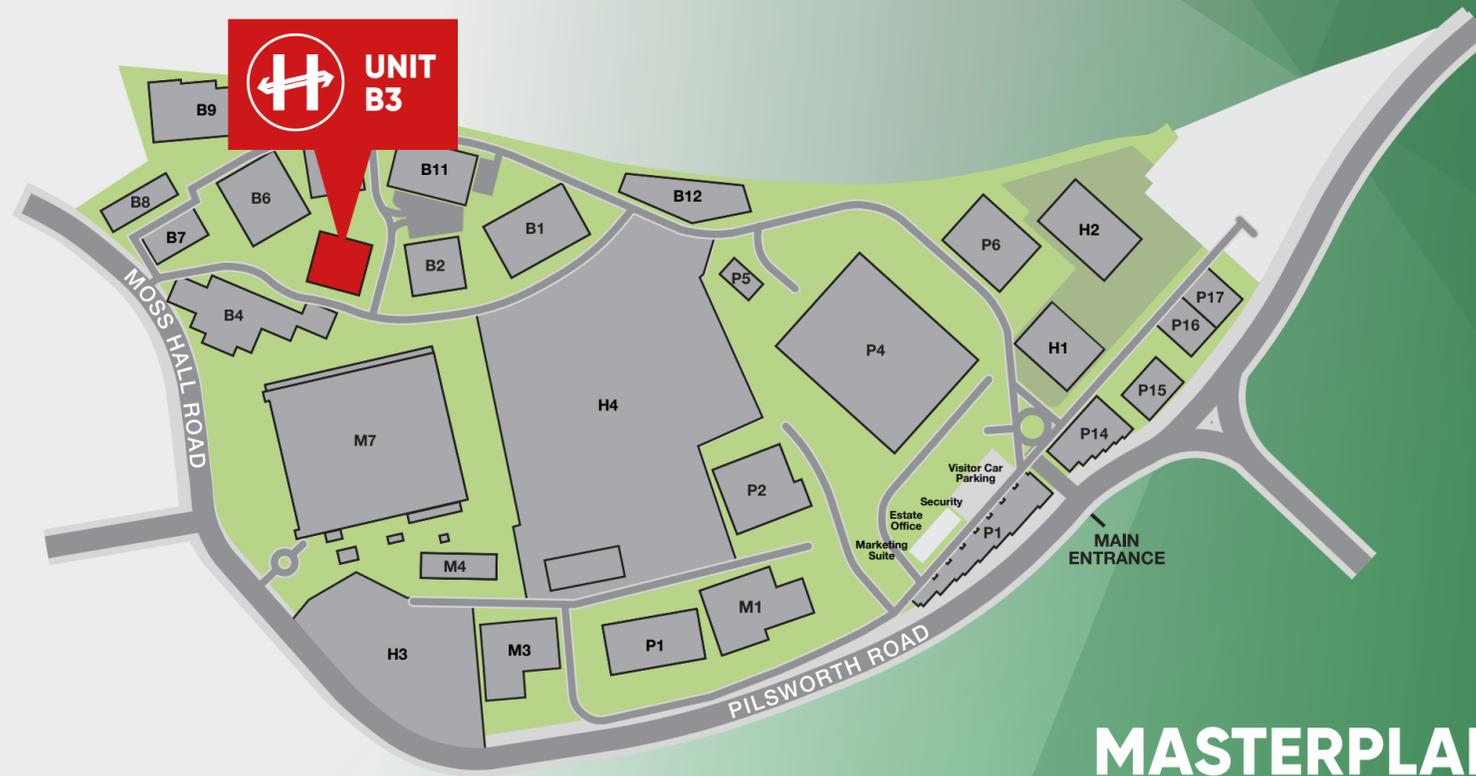
**ST.MODWEN  
LOGISTICS**



**GROUND FLOOR PLAN**



**UNIT B3**  
**INDUSTRIAL/WAREHOUSE UNIT**  
**42,072 SQ FT (3,909 SQ M)**



**MASTERPLAN**

  
 Trailer Parking

  
 Large yard with parking

  
 Eaves height 5.8m

  
 5 drive-in and 7 dock loading doors

  
 Fully fitted office

  
 Lighting to warehouse

  
 Consent for B1(c), B2 and B8 uses

Trailer  
Parking

**TRAILER PARKING  
INCLUDED**



**HEYWOOD DISTRIBUTION PARK IS LOCATED JUST ONE MILE EAST OF JUNCTION 3 OF THE M66 AND WITHIN ONE & A HALF MILES OF JUNCTION 19 OF THE M62.**

This prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours.



## DRIVE TIMES

### CITIES/TOWNS

MANCHESTER CITY CENTRE	9 miles
LEEDS	36 miles
SHEFFIELD	50 miles
BIRMINGHAM	100 miles
LONDON	130 miles

Manchester is the preferred distribution hub for global companies like Adidas; Argos; JD Sports; Kellogg's; L'Oréal; Next; Office Depot; Procter and Gamble; and major logistics firms like Kuehne & Nagel and Wincanton. It has more motorways than any other UK city and more motorway junctions.

### MOTORWAYS/ROADS

M66 (J3)	1 miles
M62 (J19)	2.5 miles
M60 (J18)	5.4 miles

Manchester Airport is home to the World Freight Terminal, the largest in the UK outside London.

The Manchester Ship Canal and Port of Liverpool are two dynamic international trading centres forming a single 44 mile seaway to the heart of the UK.

### AIRPORTS

MANCHESTER	10 miles
LIVERPOOL	48 miles

**B3, HEYWOOD DISTRIBUTION PARK MANCHESTER**

**HEYWOOD DISTRIBUTION PARK** provides a secure, landscaped business park environment in a **highly strategic location**. With Ten motorways, 50 motorway junctions, rail and air freight terminals Manchester provides millions of customers on your doorstep and most of the UK in a four-hour drive.



J3 M66

MOSS HALL ROAD

MACFARLANE PACKAGING

UNIT B3

GREAT BEAR DISTRIBUTION

ENVAIR

FOOT ASYLUM

MILLERS VANGUARD

DOODLE PRODUCTS

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

ENTRANCE

ECO SCAPE

IRON MOUNTAIN

MARTIN BROWER

HIGHLY SECURE 200 ACRE  
DISTRIBUTION PARK  
IN A STRATEGIC MOTORWAY LOCATION



PILSWORTH ROAD

HEYWOOD LINK ROAD

J19 M62



## B3, HEYWOOD DISTRIBUTION PARK MANCHESTER

M66/M62/M60

OL10 2TT//RADIO.CHANGE.POEM

@heywooddistributionpark f Heywood\_Park X Heywood\_Park

For further information, current availability and arrangements to view the properties please contact the joint agents;

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2024.  
RB&Co 0161 833 0555. www.richardbarber.co.uk

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