



Heywood OL10 2SX

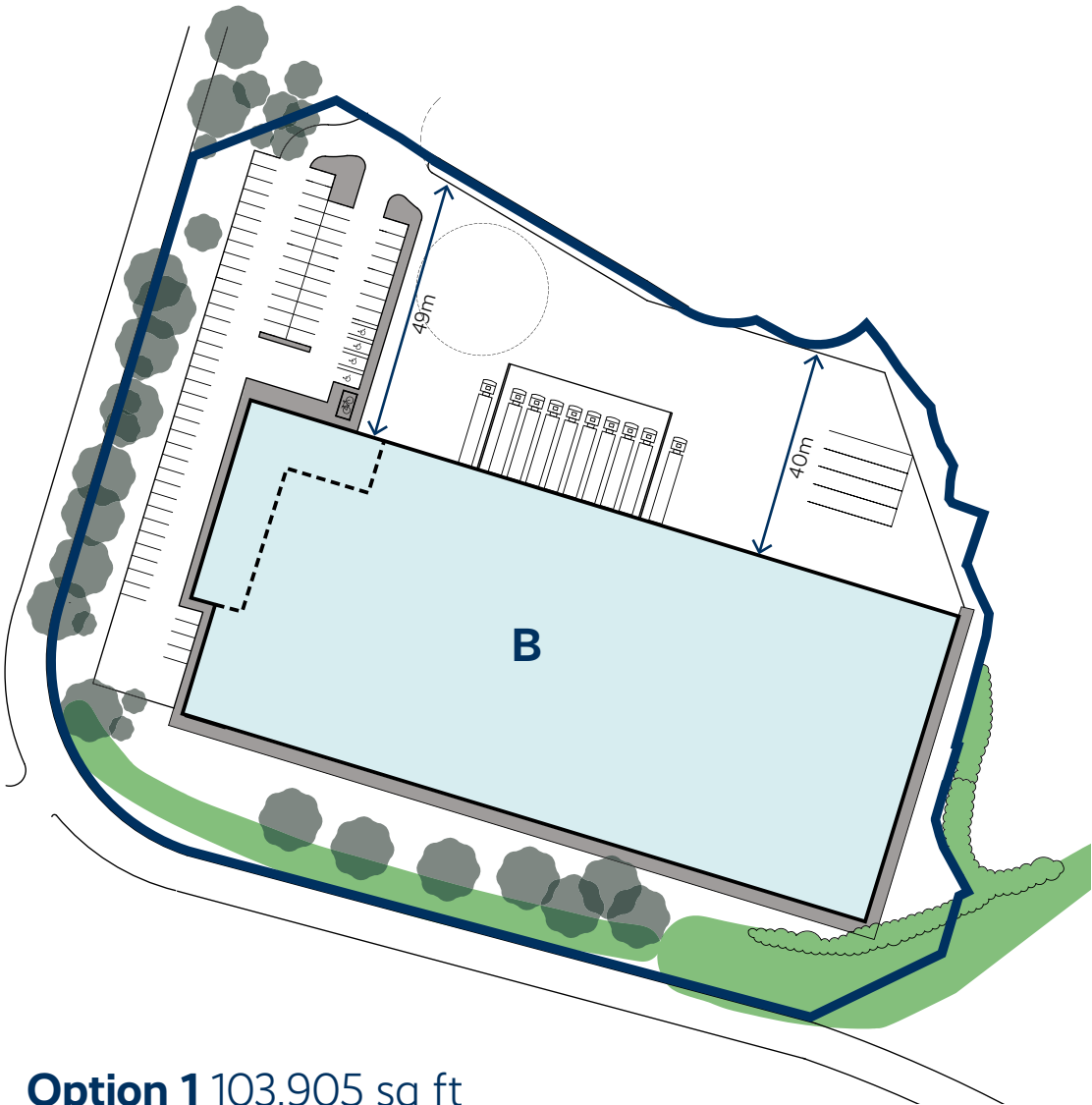
To let
New industrial/warehouse units
40,257 - 103,905 sq ft



Chancerygate

Strategic locations. Sustainable buildings.

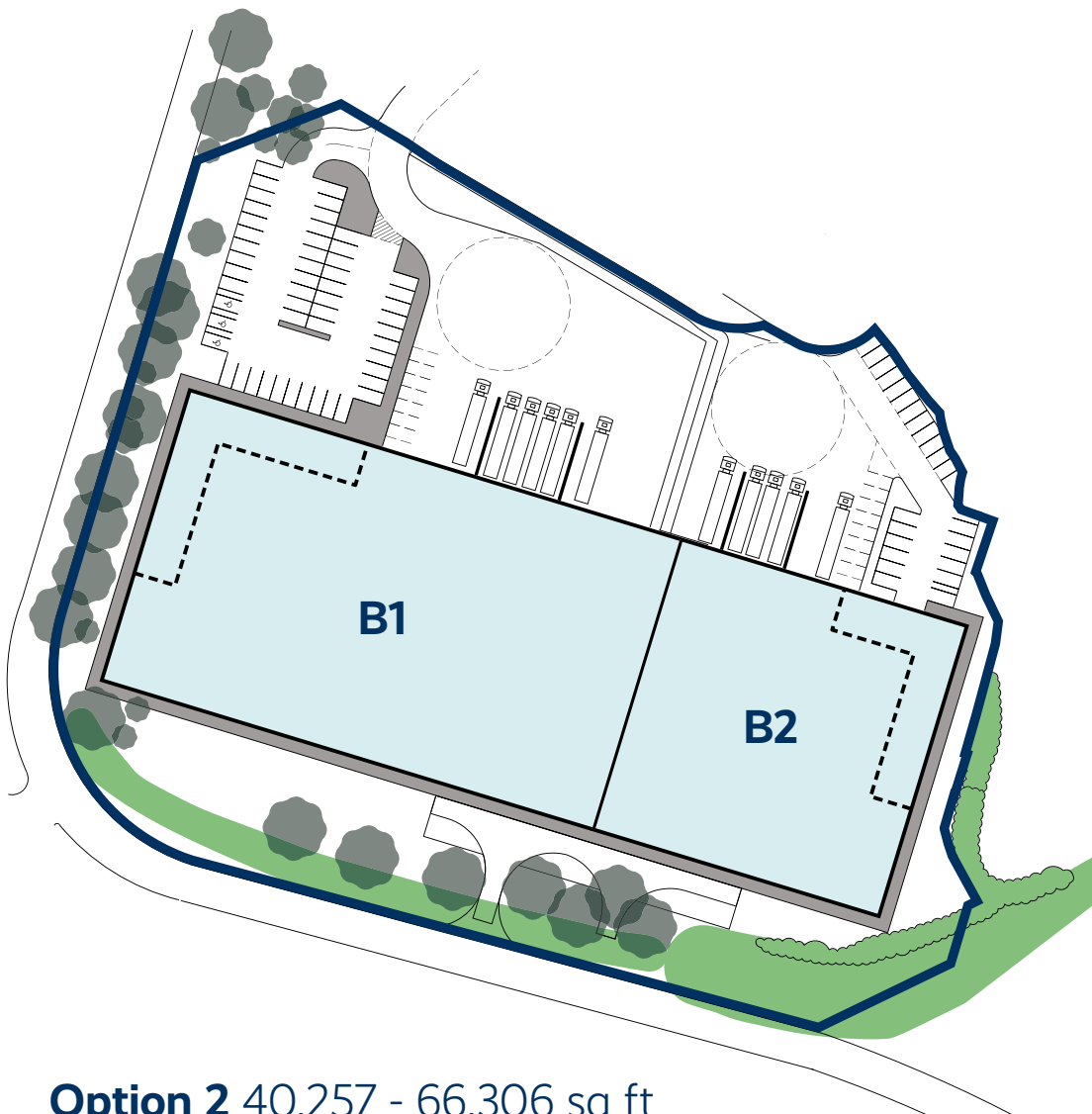
Birch Business is strategically located in Heywood close to the M62 and M66 perfectly suited for Industrial occupiers looking to serve the Manchester conurbation and wider North West and Northern Regions. A plot on the park has been demolished and prepared for immediate development. The opportunity exists for occupiers to have bespoke units from 40,257 - 103,905 sq ft on a design and build basis.



Option 1 103,905 sq ft

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Second floor	Total
B	91,289	6,308	6,308	103,905



Option 2 40,257 - 66,306 sq ft

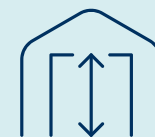
All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
B	60,354	5,952	66,306
B2	35,327	4,930	40,257

Industrial & warehouse 40,257 - 103,905 sq ft



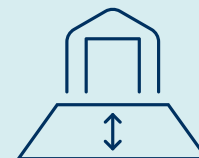
50kN sq m
floor loading



12m minimum
clear internal height



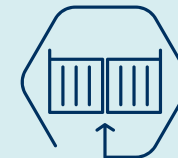
Electric loading
doors



40-49m
yard depths



Fitted
office space



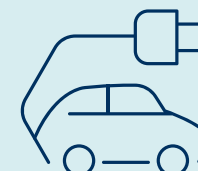
Private gated
yards



Generous parking
facilities



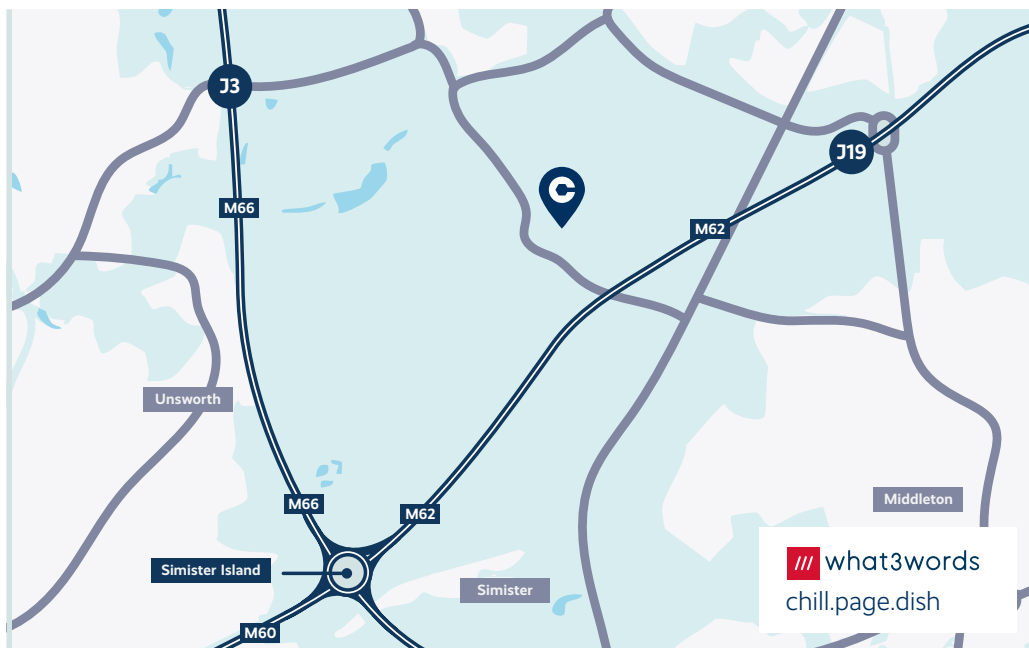
Landscaped
environment



EV charging

Right spaces. Right places.

Birch Business Park, Whittle Lane Heywood OL10 2SX



Road	Distance (miles)	Airport	Distance (miles)
M66 (J3)	1.6	Manchester	24
M62 (J19)	2.8		
		Rail	
		Manchester Piccadilly	9
		Stockport	14
Town			
Heywood	2.4		
Rochdale	7		
Manchester	9		
Leeds	38		
Liverpool	40		

birchbusinesspark.co.uk

Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. November 2025 | 252375.11/25

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