



**BROADFIELD
BUSINESS PARK**

UNIT 4

**TO LET
EXTENSIVELY
REFURBISHED
WAREHOUSE UNIT**



15,705 SQ FT | AVAILABLE NOW

BROADFIELD INDUSTRIAL PARK | HEYWOOD | OL10 2TA

RECENTLY REFURBISHED & READY FOR IMMEDIATE OCCUPATION



15,705
SQ FT



PROXIMITY TO
M60, M62 & M66



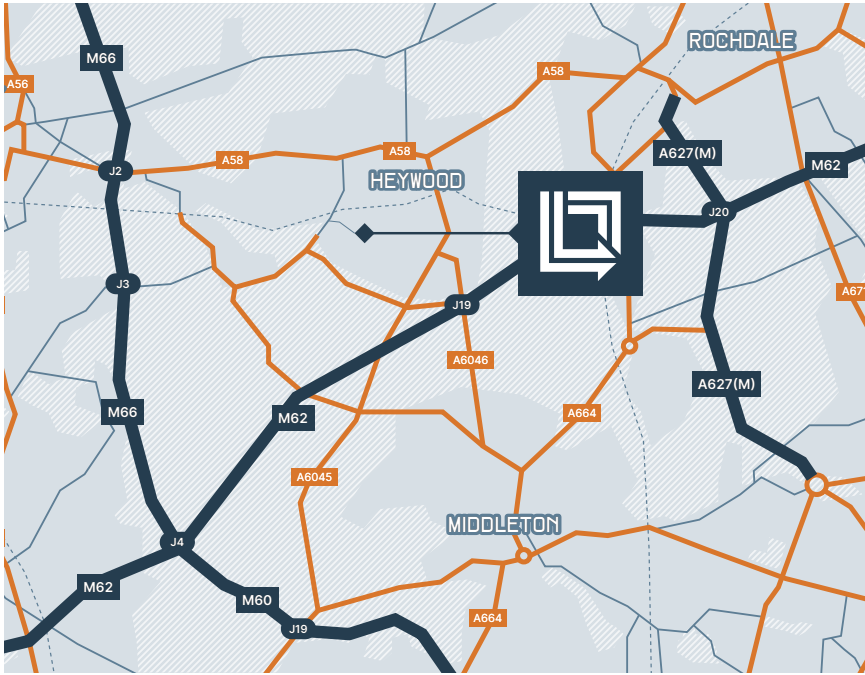
SECURE
YARD

15,705 sq ft (1,459 sq m)
warehouse accommodation
available now.

IMMEDIATE MOTORWAY ACCESS

The estate is located in Heywood, approximately 7.5 miles north of Manchester city centre, at the heart of one of the region's most established industrial and logistics locations. It is uniquely served by the trio of motorways, the M60, M62 and M66, placing it at the interchange of Greater Manchester's primary distribution routes.

Broadfield Business Park benefits from being just 1.9 miles from Junction 3 of the M66 and only 4 miles from the M60/M62 interchange, providing direct, efficient access across the North West and to the national motorway network. The estate is an ideal base for businesses seeking seamless transport links.



ROAD

Travel times from Unit 4	Miles	Mins
A58	1	3
M62 J19	2	6
M66 J2	3	7
M60 J18	4	7

RAIL

Travel times from Unit 4	Mins
Heywood	6
Rochdale	12
Bury	14
Manchester	24

AIR

Travel times from Unit 4	Miles	Mins
Manchester Airport	24	26
Leeds Airport	38	50
Liverpool John Lennon Airport	39	45
East Midlands	95	120

SEA

Travel times from Unit 4	Miles	Mins
Runcorn Port	35	40
Alexandra Dock	42	50
Port of Lancaster	55	60
Immingham Docks	105	110



1.5 million working-age residents within a 30-minute drive



Approximately 13% of the workforce are employed in logistics and manufacturing sectors



Greater Manchester has a total population of (2,867,769)





MANCHESTER

M62

YEARSLEY GROUP

Queen Elizabeth II Way

YEARSLEY FOOD

LINEAGE

MARTIN BROWER

HEYWOOD
DISTRIBUTION PARK
3 MINS

JDW HEYWOOD

IN X INTERNATIONAL

PROTEK
SECURE SYSTEMS

BOBST
MANCHESTER

IN THE STYLE
WAREHOUSE

PARK CAKES

UNIT 4

MW FULFILMENT
SERVICES

ECOSCAPE UK

DUTCH
HYDROPONICS

U-VALUE

IKON
INTERNATIONAL

ALLIANCE
NORTH
WEST

BISCOR

ENTRANCE

BORMORE
METALS

UNIT 4 | 0118 217

MODERN SPACE, WITH STRONG ACCESS LINKS



Size (Sq Ft)
15,705



Level Access
2 DOORS



**SECURE
YARD**



**GROUND &
1ST FLOOR
OFFICES**



**DETACHED
UNIT**



Clear Height
7M



Car / EV Parking
12 / 3



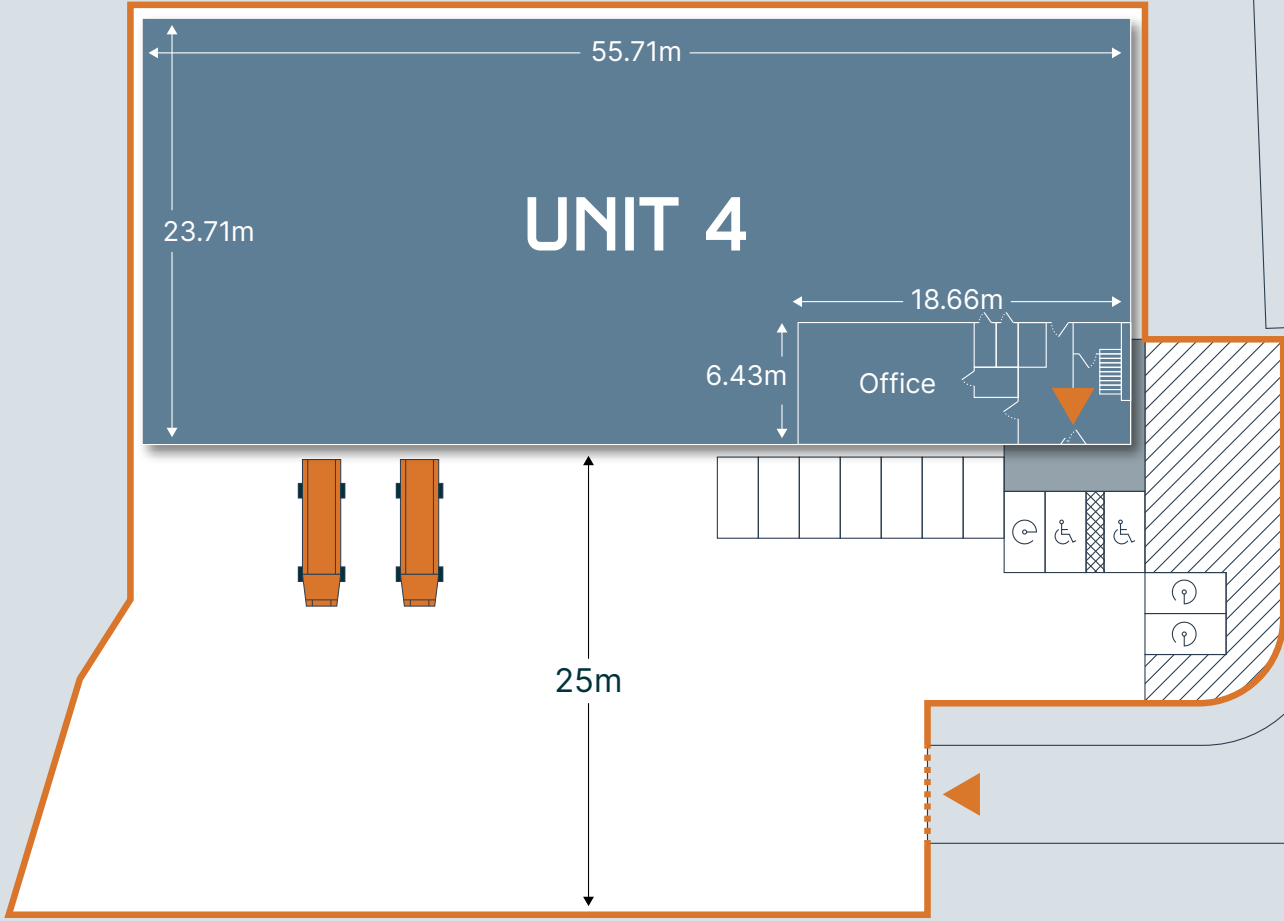
EPC
B



Yard Depth
25M



Power Supply
150 KVA*
*Power upgrade
available



KEY



Entrance



Green area



Level Access Doors

Unit 4	Sq Ft GIA	Sq M GIA
Warehouse	13,145	1,221
First Floor Offices	1,259	117
Ground Floor Office	1,301	121
Total	15,705	1,459



RENT

Rent on Application.

RATES

Interested parties are recommended to make their own enquiries of the relevant local authority regarding rates payable.

SERVICE CHARGE

Tenants will be responsible for payment of an annual service charge. Available on request.

CONTACT

For more information, please contact:

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BROADFIELD BUSINESS PARK UNIT 4



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