

**Unit 9&10 B4 Heywood Distribution Park
Heywood, Manchester, OL10 2TT**

B8

0161 375 6000
www.b8re.com

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT



15,151 sq ft (1,407 sq m)

LOCATION

Heywood Distribution Park is strategically positioned just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62, providing rapid access to the Trans-Pennine motorway network and the M60 orbital. Manchester City Centre is just nine miles away, with Manchester Airport reachable within approximately 23 miles.

This exceptional connectivity places every major population centre across the North West within easy reach, while putting London, Edinburgh and beyond within a four-hour drive.

With over 20 million people within a two-hour radius, Heywood Distribution Park represents a prime logistics base for businesses requiring a well-connected, strategic presence in the heart of the North West.



DESCRIPTION

Units 9&10 are modern industrial warehouse units which have recently undergone a comprehensive refurbishment, offering 15,151 sq ft of flexible industrial space, ideal for a range of business operations. The units benefit from 24-hour access, on-site security and are set within a secure and landscaped estate. Specifications include:

- Steel portal frame construction
- Generous service yard
- Car parking
- Eaves height 5.4m
- 3 dock level loading doors
- Single storey office accommodation





TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

The property has an EPC rating of B (43)

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Will Kenyon

will@b8re.com

07802 869 279



PROPERTY MISDESCRIPTIIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.