



Whittle Lane,  
Heywood OL10 2SX

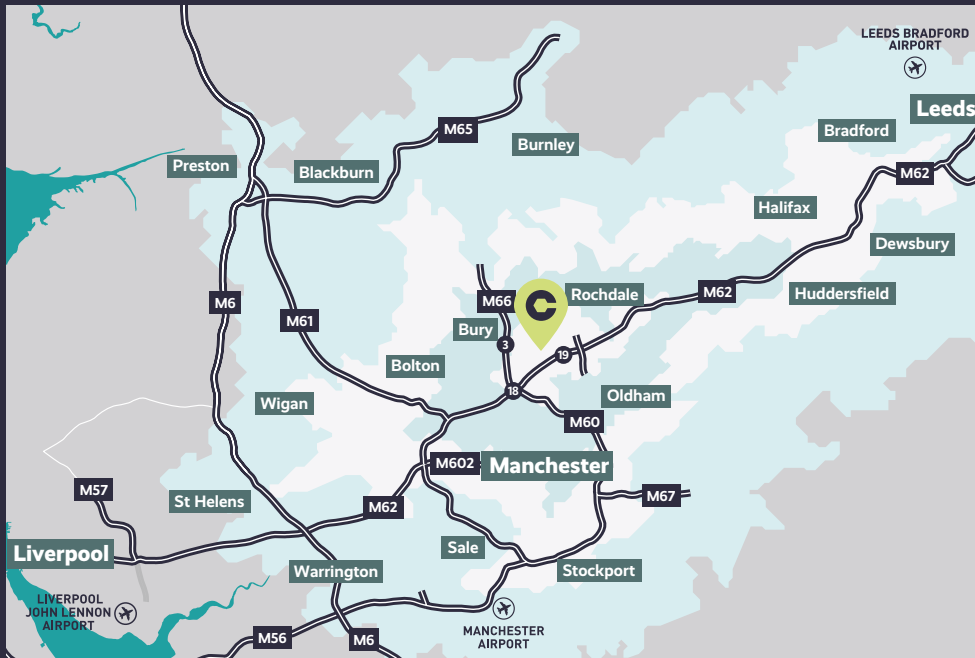
To let  
**Fully refurbished industrial/  
warehouse units**  
from 11,723 to 30,591 sq ft



**Chancerygate**  
a dream company

# Strategic locations. Sustainable buildings.

Birch Business Park is strategically located in Heywood close to the M62, M60 and M66 perfectly suited for industrial and logistics occupiers looking to serve the Manchester conurbation and wider North West and Northern Regions. Access to the site is via either J3 of the M66 or J19 of the M62.



## Units J1, J2 & K

### Accommodation

All areas are approximate.

| Unit | Warehouse<br>Sq Ft | Ground Floor<br>Office/Welfare<br>Sq Ft | First Floor<br>Office Sq Ft | Total<br>Sq Ft |
|------|--------------------|-----------------------------------------|-----------------------------|----------------|
| J1   | 10,786             | 937                                     | -                           | 11,723         |

All areas are approximate.

| Unit | Warehouse<br>Sq Ft | Ground Floor<br>Office/Welfare<br>Sq Ft | First Floor<br>Office Sq Ft | Total<br>Sq Ft |
|------|--------------------|-----------------------------------------|-----------------------------|----------------|
| J2   | 16,211             | 1,432                                   | -                           | 17,643         |

All areas are approximate.

| Unit | Warehouse<br>Sq Ft | Ground Floor<br>Office/Welfare<br>Sq Ft | First Floor<br>Office Sq Ft | Total<br>Sq Ft |
|------|--------------------|-----------------------------------------|-----------------------------|----------------|
| K    | 28,137             | 1,206                                   | 1,248                       | 30,591         |



# Unit J1

## 11,723 sq ft

Now fully refurbished unit J1 is a modern terrace style single-storey warehouse/industrial unit with high-quality office accommodation.

**Available Immediately.**



Occupiers include:



LED  
lighting



Office  
accommodation



24/7  
access



New kitchenette /  
welfare facilities



140  
KvA power



Secure  
business park



Generous  
parking



Brand  
new roof



Targeting EPC  
A rating



EV  
charging



Self-contained  
& gated site (Unit J1)



24hr on site  
security



# Unit J2

## 17,643 sq ft

Now fully refurbished unit J2 is a modern terrace style single-storey warehouse/industrial unit with high-quality office accommodation.

**Available Immediately.**



Occupiers include:



LED  
lighting



Office  
accommodation



24/7  
access



New kitchenette /  
welfare facilities



140  
KvA power



Secure  
business park



Generous  
parking



Brand  
new roof



Targeting EPC  
A rating



EV  
charging



24hr on site  
security



# Unit K

## 30,591 sq ft

Now fully refurbished unit K is a modern single-storey warehouse/industrial unit with large yard and high-quality office accommodation.

**Available Immediately.**



Occupiers include:



LED  
lighting



Ground and first floor fitted  
office accommodation



Large Secure  
yard



Bicycle  
storage



24/7  
access



Secure  
business park



277  
KvA power



Targeting EPC  
A rating



Generous  
parking



EV  
charging





Bury

J3

Pilsworth Road

M66

Atom Valley / Northern Gateway

M62

Simister Island

M60

M62

Moss Hall Road

Pilsworth Road

Hareshill Road

Birch Services

Birch  
BUSINESS PARK

Atom Valley / Northern Gateway

Queen Elizabeth II Way

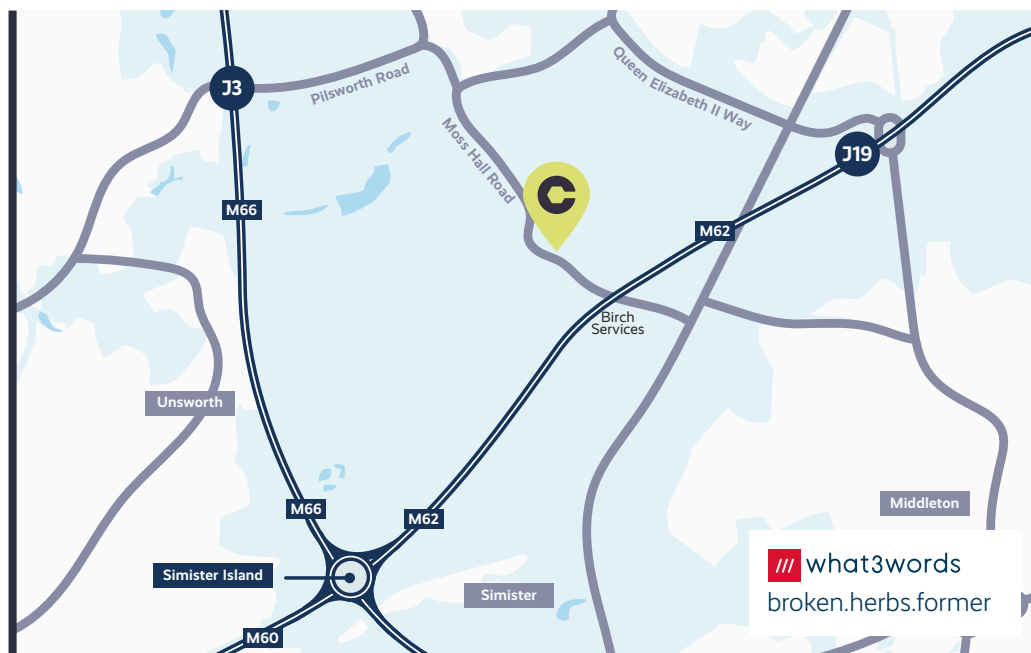
M62

J19



# Right spaces. Right places.

**Birch Business Park,  
Whittle Lane, Heywood OL10 2SX**



| Road                  | Distance (miles) |
|-----------------------|------------------|
| M66 (J3)              | 1.6              |
| M62 (J19)             | 2.8              |
| M60 (Simister Island) | 3.8              |

| Town       | Distance (miles) |
|------------|------------------|
| Heywood    | 2.4              |
| Rochdale   | 7                |
| Manchester | 9                |
| Leeds      | 38               |
| Liverpool  | 40               |

| Airport               | Distance (miles) |
|-----------------------|------------------|
| Manchester            | 24               |
| Rail                  |                  |
| Manchester Piccadilly | 9                |
| Stockport             | 14               |

**[birchbusinesspark.co.uk](http://birchbusinesspark.co.uk)**

**Terms available on request**



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