



**BROADFIELD
BUSINESS PARK**

UNIT 6

TO LET

**DETACHED, SELF-CONTAINED
UNIT WITH SECURE YARD**



23,219 SQ FT | AVAILABLE NOW

BROADFIELD INDUSTRIAL PARK | HEYWOOD | OL10 2TA

READY FOR IMMEDIATE OCCUPATION



23,219
SQ FT



PROXIMITY TO
M60, M62 & M66



SECURE
YARD



SEPARATE
CAR PARK

23,219 sq ft (2,157 sq m)
warehouse accommodation
available now.





Queen Elizabeth II Way

M62

UNIT 6

ENTRANCE

MARTIN BROWER

MW FUFILMENT SERVICES

JDW HEYWOOD

CELSIUS PLANT HIRE

ECOSCAPE UK

YEARSLEY GROUP

I N X INTERNATIONAL

DUTCH HYDROPONICS

YEARSLEY FOOD

PROTEK SECURE SYSTEMS

IKON INTERNATIONAL

U-VALUE

BISCOR

LINEAGE

IN THE STYLE WAREHOUSE

ALLIANCE NORTH WEST

MANCHESTER

HEYWOOD DISTRIBUTION PARK
3 MINS

MARTIN BROWER

BOBST MANCHESTER

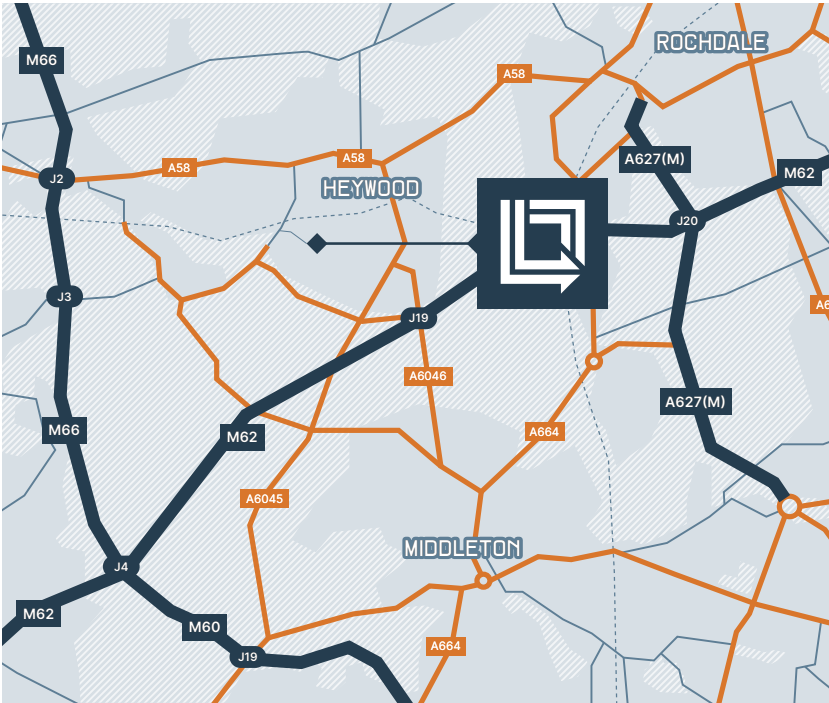
PARK CAKES



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 6	Miles	Minutes
A58	1	3
M62 J19	2	6
M66 J2	3	7
M60 J18	4	7

RAIL

Travel times from Unit 6	Minutes
Heywood	6
Bury	14
Rochdale	12
Manchester Victoria	18

AIR

Travel times from Unit 6	Miles	Minutes
Manchester Airport	24	26
Leeds Airport	38	50
Liverpool John Lennon Airport	39	45
Blackpool Airport	52	55

SEA

Travel times from Unit 6	Miles	Minutes
Runcorn Port	35	40
Port of Liverpool	42	50
Port of Lancaster	55	60



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)



MODERN SPACE, WITH STRONG ACCESS LINKS



Size (Sq Ft)
23,219



Level Access
2 DOORS



Clear Height
9M



Yard Depth
45M



**SELF-
CONTAINED**



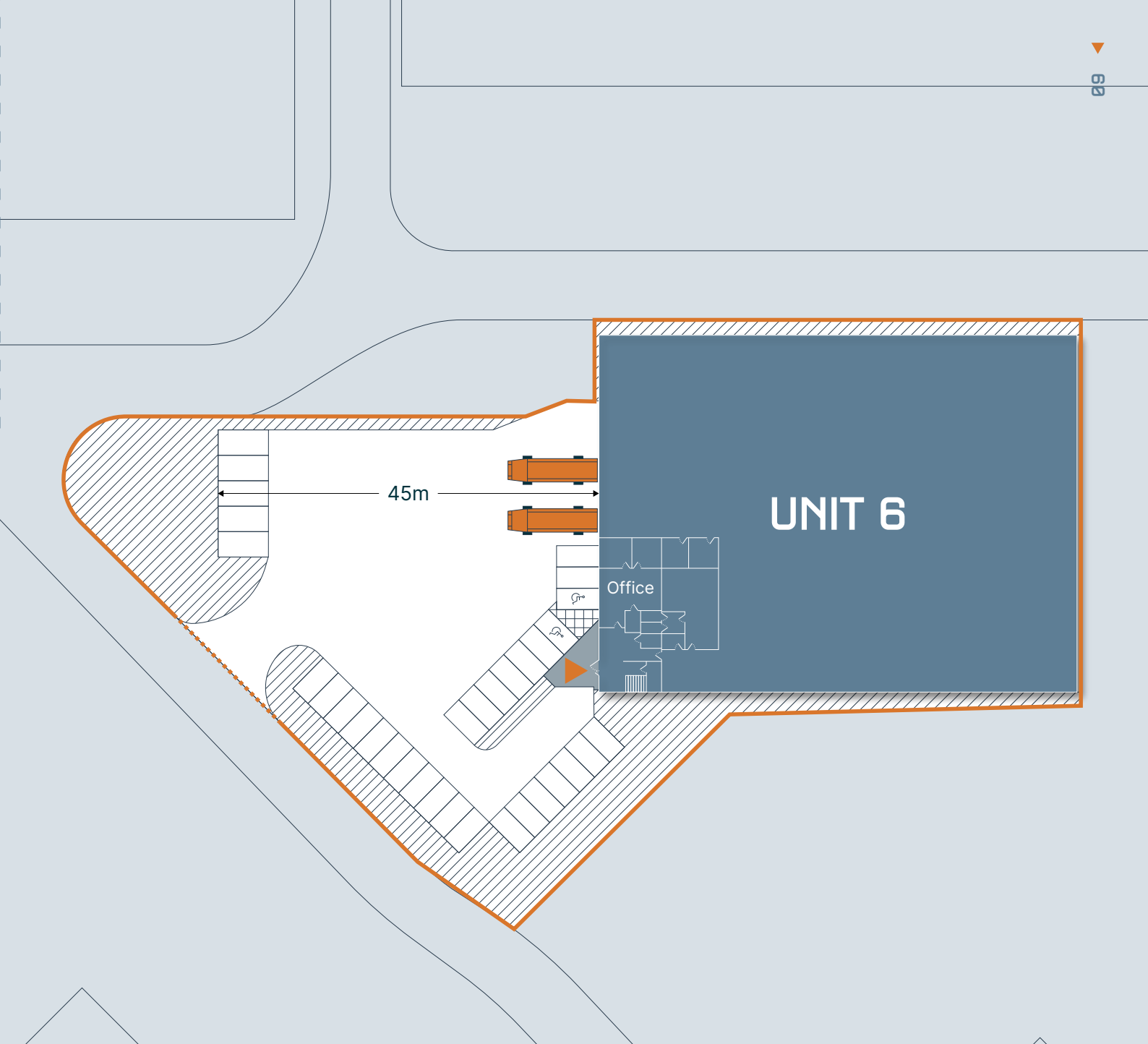
Car Parking
33



**SECURE
YARD**



**DETACHED
UNIT**



Unit 6	Sq Ft GIA	Sq M GIA
Warehouse	20,083	1,866
Office (GF)	1,132	105
Office (FF)	2,004	186
Total	23,219	2,157



Entrance



Green area



Level Access Doors



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 6



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