



**BROADFIELD
BUSINESS PARK**

UNIT 8

**TO LET
EXTENSIVELY
REFURBISHED
WAREHOUSE UNIT**



43,575 SQ FT | AVAILABLE NOW

BROADFIELD INDUSTRIAL PARK | HEYWOOD | OL10 2TA

RECENTLY REFURBISHED & READY FOR IMMEDIATE OCCUPATION



43,575
SQ FT



PROXIMITY TO
M60, M62 & M66



SECURE
YARD



500KVA
POWER



SEPARATE
CAR PARK

43,575 sq ft (4,048 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 8	Miles	Mins
A58	1	3
M62 J19	2	6
M66 J2	3	7
M60 J18	4	7

RAIL

Travel times from Unit 8	Mins
Heywood	6
Castleton	12
Rochdale	12
Bury	14

AIR

Travel times from Unit 8	Miles	Mins
Manchester Airport	24	26
Leeds Airport	38	50
Liverpool John Lennon Airport	39	45
Blackpool Airport	52	55

SEA

Travel times from Unit 8	Miles	Mins
Runcorn Port	35	40
Alexandra Dock	42	50
Canada Dock	43	55
Port of Lancaster	55	60



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

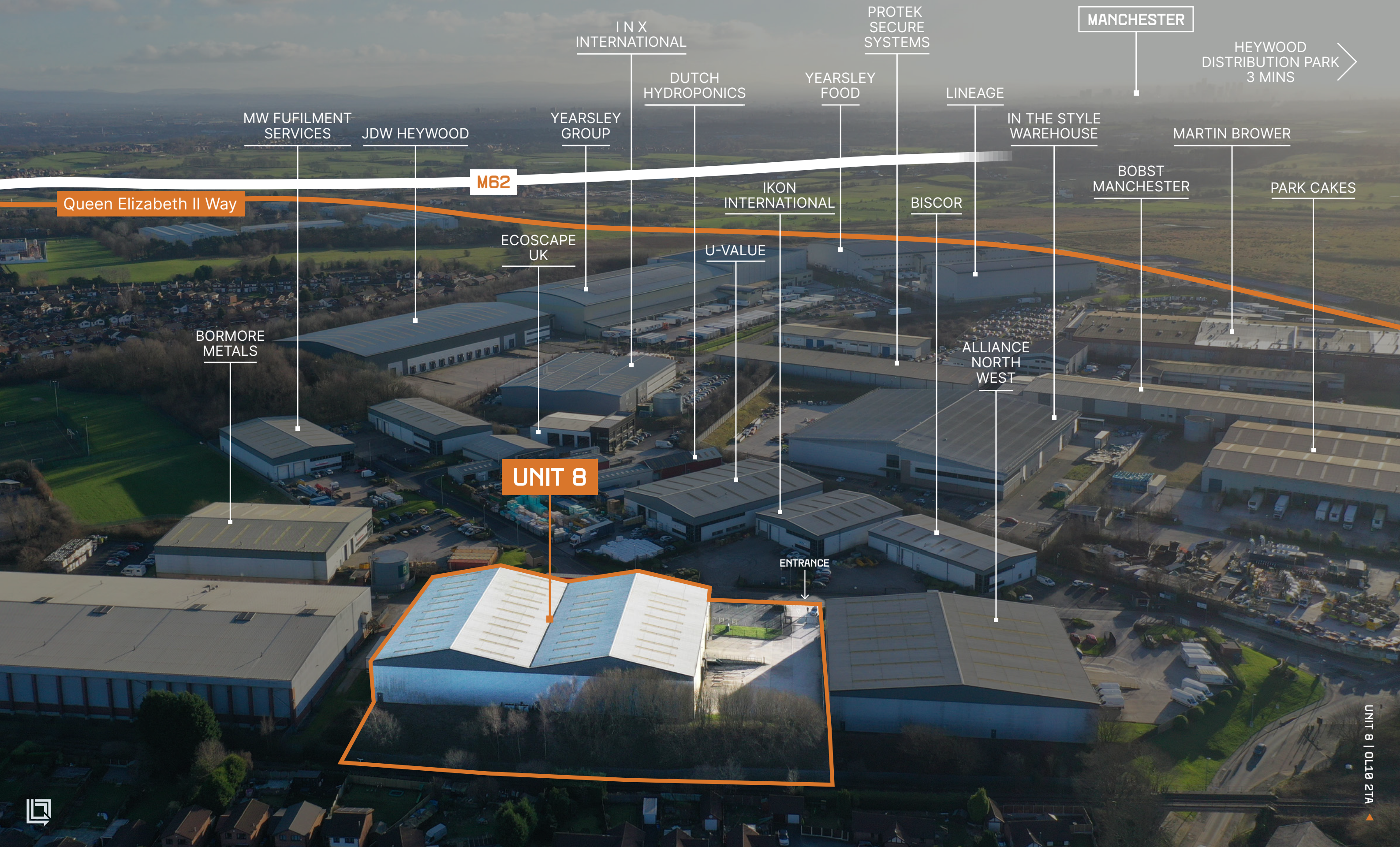


Approximately 13% of the workforce are employed in logistics and manufacturing sectors



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





Queen Elizabeth II Way

M62

ECOSCAPE
UK

BORMORE
METALS

MW FUFILMENT
SERVICES

JDW HEYWOOD

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

UNIT 8

ENTRANCE

UNIT 8 | 0110 211



MODERN SPACE, WITH STRONG ACCESS LINKS

Opportunity to expand the yard and parking area and add additional loading doors on southern façade.



Size (Sq Ft)
43,575



EPC
B



Clear Height
9M



Power Supply
500 KVA



Level Access
2 DOORS



Dock Level
2 DOORS



Yard Depth
28M



Car Parking
47



DETACHED UNIT



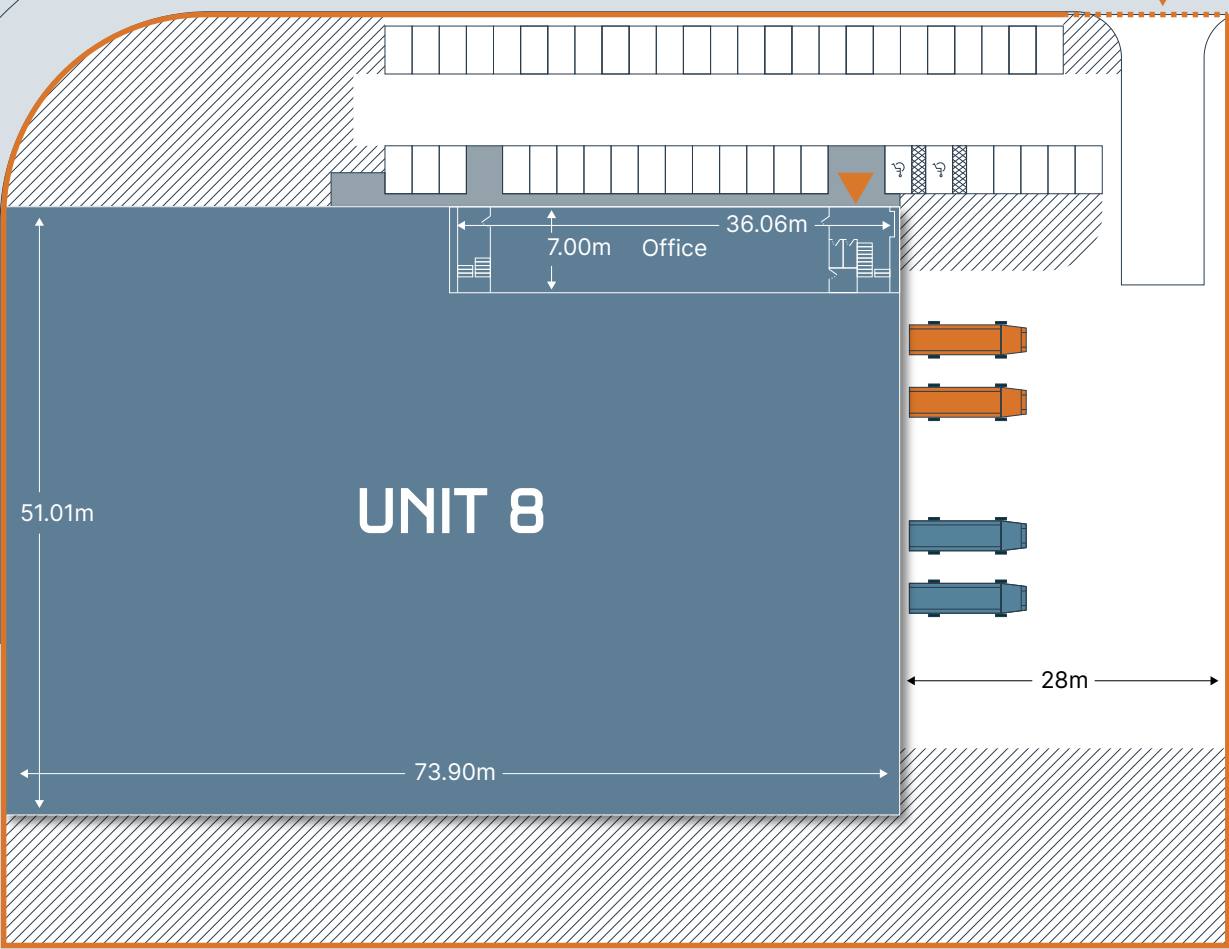
SECURE YARD



1ST FLOOR OFFICES



ROOF LIGHTS



Unit 4	Sq Ft GIA	Sq M GIA
Warehouse	39,094	3,632.0
Office (GF)	1,296	120.4
Office (FF)	2,733	253.9
Total	43,575	4,048



Entrance



Green area



Level Access Doors



Dock Level 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 8



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