



# INDURENT

## HEYWOOD DISTRIBUTION PARK

HEYWOOD, MANCHESTER OL10 2TT  
///DOGS.DIME.VISA

**SECURE INDUSTRIAL/WAREHOUSE UNIT**

**UNIT M1: 101,245 SQ FT (9,405.96 SQ M)**

Available now to let.



Modern distribution facility



Excellent access to  
motorways M66/M62/M60



**Warehousing that Works.**

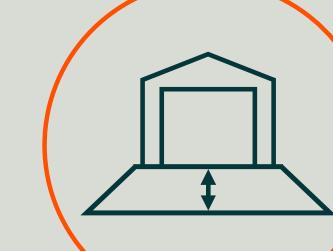
# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit M1 is a warehouse that will deliver benefits for your business, your people and the environment.

## An ideal location for the North West.

Heywood Distribution Park provides a secure, landscaped business park environment in a strategic location being 1 mile from the M66 and 9 miles from Manchester City Centre. Occupiers will benefit from a prime location, which allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours.

Heywood Distribution Park is located in a prominent position at the entrance of Heywood Link Road. It is home to well-known names such as Iron Mountain, Eco Scape, James Cargo, Martin Brower, Moran Logistics, Argos, Foot Asylum, Great Bear Distribution, Envair, Millers Vanguard and Macfarlane Packaging.



Industrial/warehouse unit constructed of steel portal frame, benefitting from both drive in and dock level access.



Fully heated and LED lighting throughout the warehouse.



Consent received for B1(c), B2 and B8 uses.



24/7 on-site security and CCTV monitoring.



Attractive landscaped environment with on-site amenities.



Warehousing that Works.



Aerial plan.

# You're well-connected.



## MOTORWAYS

- M66 (J3)
- M62 (J19)
- M60 (J18)

1 mile  
1.5 miles  
3.7 miles



## MAJOR CITIES/TOWNS

- Manchester City Centre
- Leeds
- Sheffield

9 miles  
36 miles  
50 miles



## AIRPORTS

- Manchester City Airport
- Leeds Bradford Airport
- Liverpool John Lennon Airport

23 miles  
37 miles  
38 miles



## PORTS

- The Manchester Ship Canal
- Port of Liverpool

26 miles  
44 miles



Warehousing that Works.



# Schedule of accommodation.

UNIT M1		
WAREHOUSE	99,422 SQ FT	9,236.60 SQ M
GROUND FLOOR OFFICES	1,823 SQ FT	169.36 SQ M
LOADING AREA	3,138 SQ FT	291.61 SQ M
<b>TOTAL</b>	<b>101,245 SQ FT</b>	<b>9,405.96 SQ M</b>
CLEAR INTERNAL HEIGHT	UP TO 8M	
DOCK LOADING DOORS	3	
LEVEL ACCESS LOADING DOORS	4	

All floor areas are approximate gross internal areas.



Large skilled local labour force



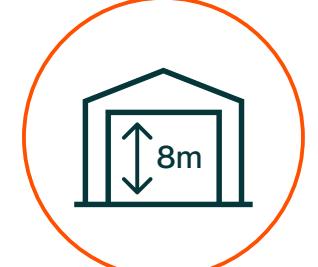
LED lighting to warehouse



Large secure yard area



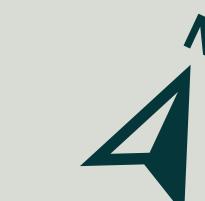
Welfare facilities throughout



Up to 8m eaves height



Fully fitted offices



Warehousing that Works.

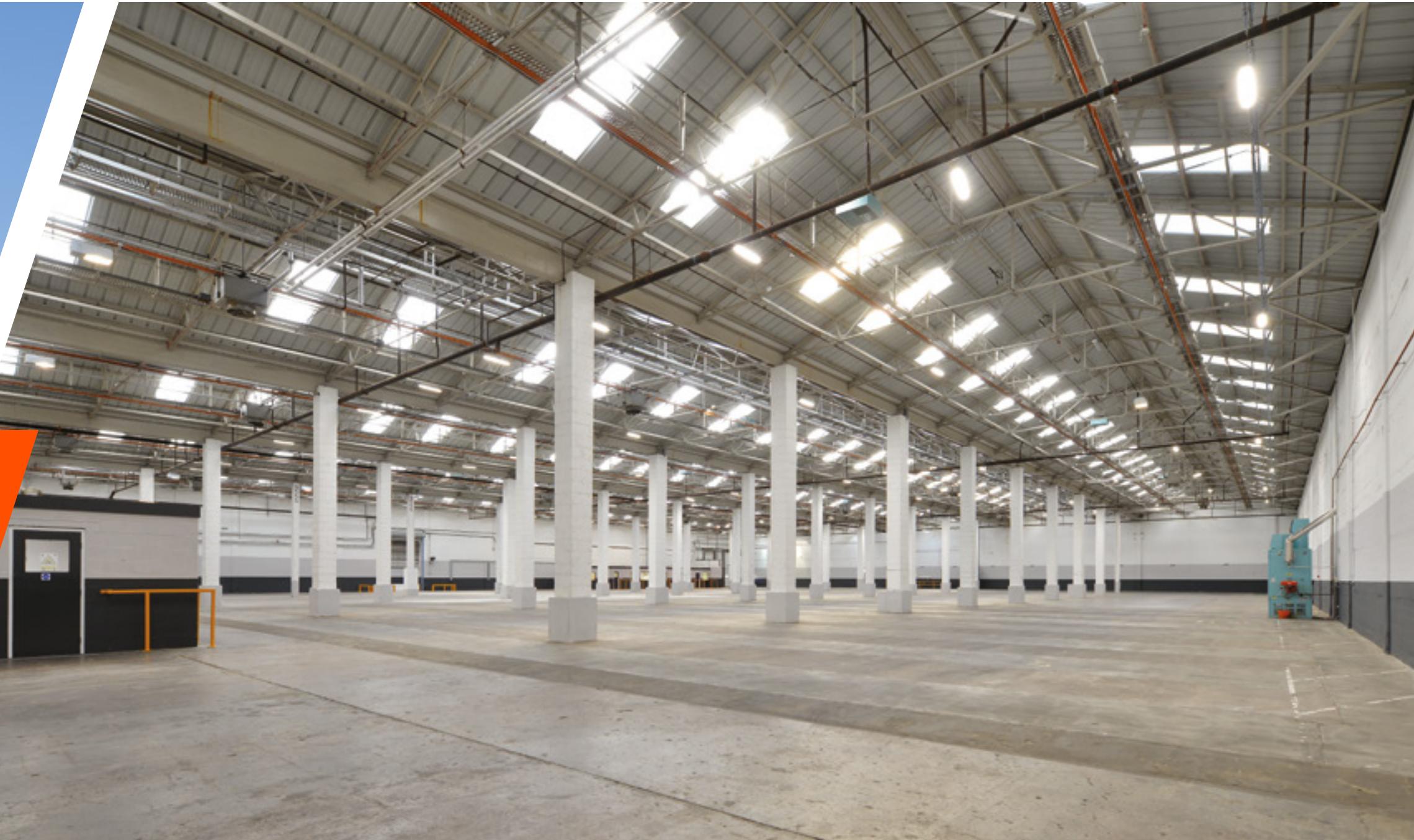
# Site plan - unit M1.



Site plan is indicative.



Warehousing that Works.



Warehousing that Works.



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