



Blrch
100

To let
New industrial/warehouse unit
103,000 sq ft
Available from Q2 2027

Whittle Lane,
Heywood OL10 2SX

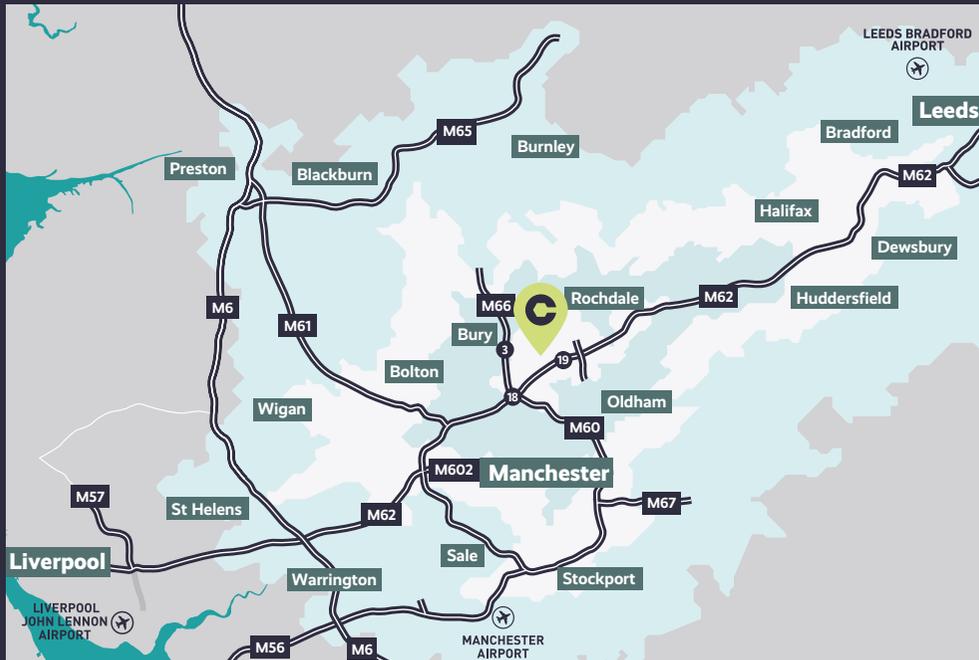


**Fully secure estate with
manned 24/7 gatehouse**

A development by:
Chancerygate

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.



Birch 100

The property will be a new-build grade A detached industrial unit of steel portal frame construction benefitting from the following salient features:

Warehouse

- 12m to U/S haunch
- 1MVA power approx
- Slab loading 50kN/ sq m
- Capable of supporting racking loads of 100kN on suitable base plate
- Slab flatness to FM2
- 2 level access doors
- 6 dock level loading doors
- 2 euro dock loading doors
- 15% translucent roof lights
- Warehouse WC

Offices

- Glazed reception area
- Fully fitted offices on 2 floors
- Male, female and disabled WCs
- Carpet floor coverings
- Air conditioning

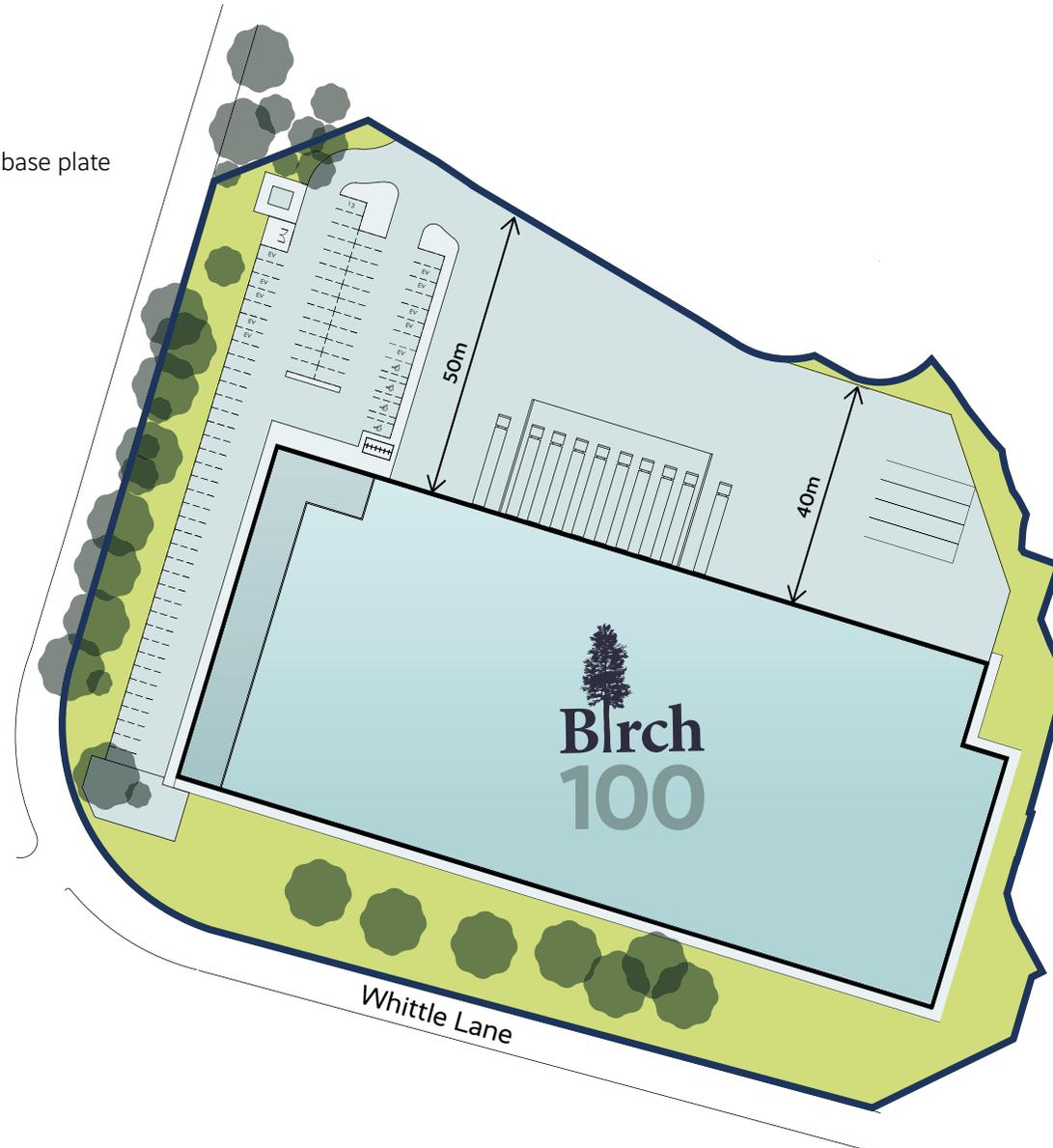
External

- 90 car parking spaces
- External lighting
- Secure yard

Accommodation

All areas are approximate.

Section	Sq Ft	Sq M
Gnd floor warehouse	91,236	8,475.03
1st floor office	6,308	586.02
2nd floor office	6,308	586.02
Total	103,852	9,647.07



2 level access doors
6 dock level loading doors
2 Euro dock loading doors



50kN sq m
floor loading



Fully fitted
offices on 2
floors



40-50m
yard depths



1 MVA power



Bury

J3

Pilsworth Road

M66

Atom Valley / Northern Gateway

Moss Hall Road



Pilsworth Road

Birch
BUSINESS PARK

Hareshill Road

Birch
Services

Atom Valley / Northern Gateway

Queen Elizabeth II Way

M62

M62

J19

M62

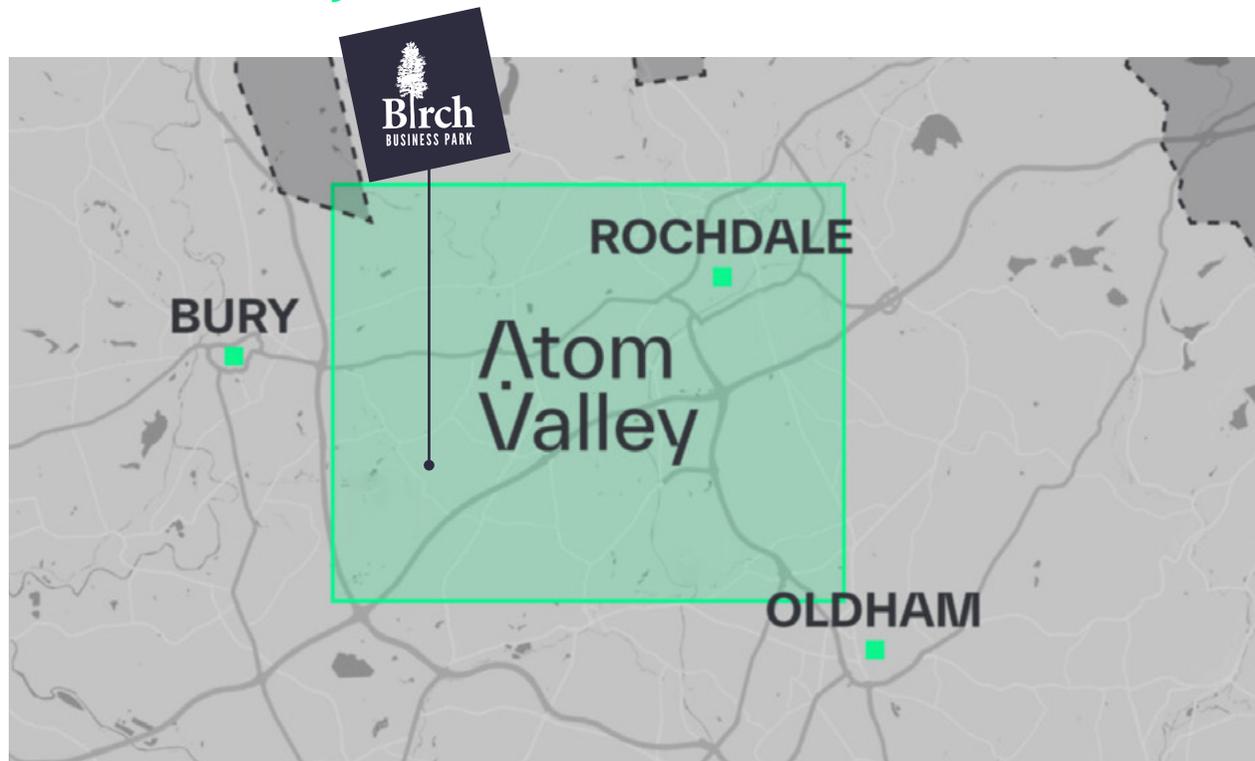
M60

Simister
Island

The UK's Innovation Cluster

Birch Business Park is located within the Northern Gateway area, now part of the Atom Valley Mayoral Development Zone (MDZ), which has been created to promote high tech industries, innovations, and economic growth within the Northern Gateway to Greater Manchester. It's goal is to position Greater Manchester as a leader in cutting-edge industries.

www.atom-valley.co.uk



Northern Gateway

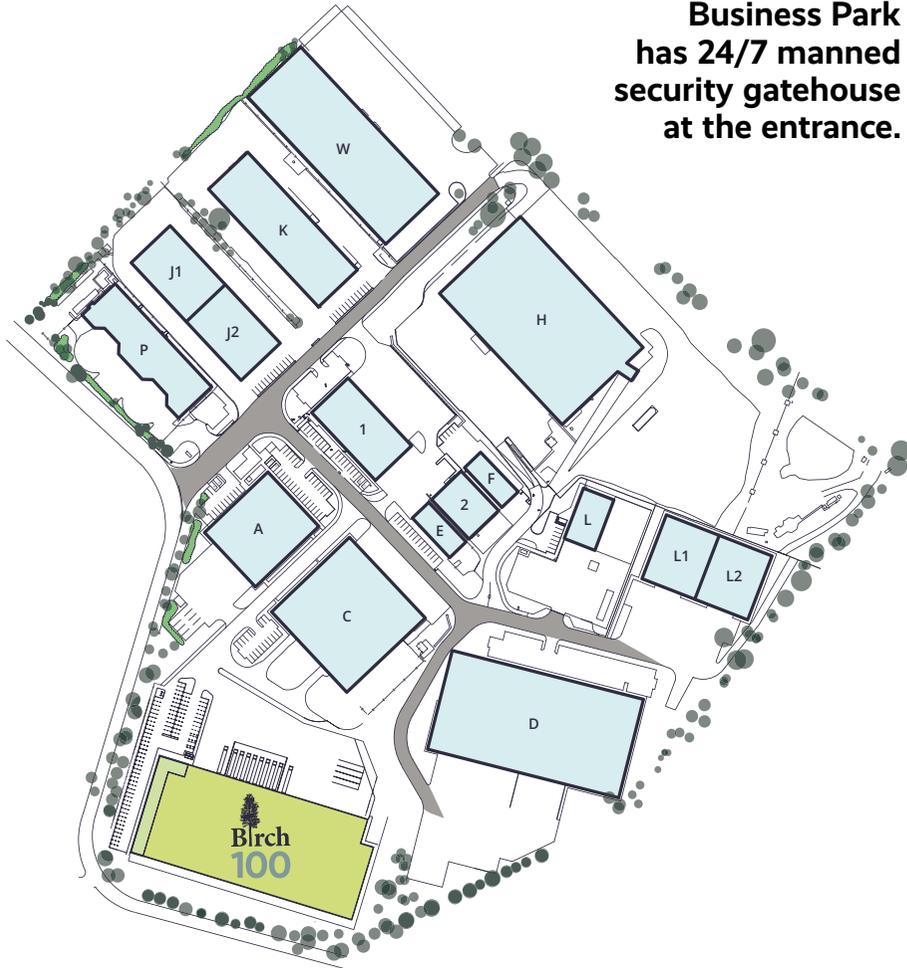
The area immediately surrounding Birch Business Park forms Northern Gateway. This will eventually provide up to 11.5m sq ft of new employment space. This will include new road improvements to improve access to and from the M60, M66 and M62.

Birch Business Park is within Rochdale and we are working with Rochdale Development Agency to promote investment in the area from existing occupiers and inward investment.

Construction commences

early Q3 2026

Secure Birch Business Park has 24/7 manned security gatehouse at the entrance.



Occupiers include:



12m clear internal height



50kN sq m floor loading



40-50m yard depths



Fully fitted offices on 2 floors



Raised access floor



2 level access doors
6 dock level loading doors
2 Euro dock loading doors



Sliding gate to yard



Bicycle storage



Air conditioning



Passenger lift



Landscaped environment



Secure yard



Solar panels



1 MVA power



90 car parking spaces
7 trailer parking spaces



EV charging



Sustainable approach.

Positive impact.



We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green credentials

The standard features are as follows:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Solar PV panels



Targeting
BREEAM 'Excellent'



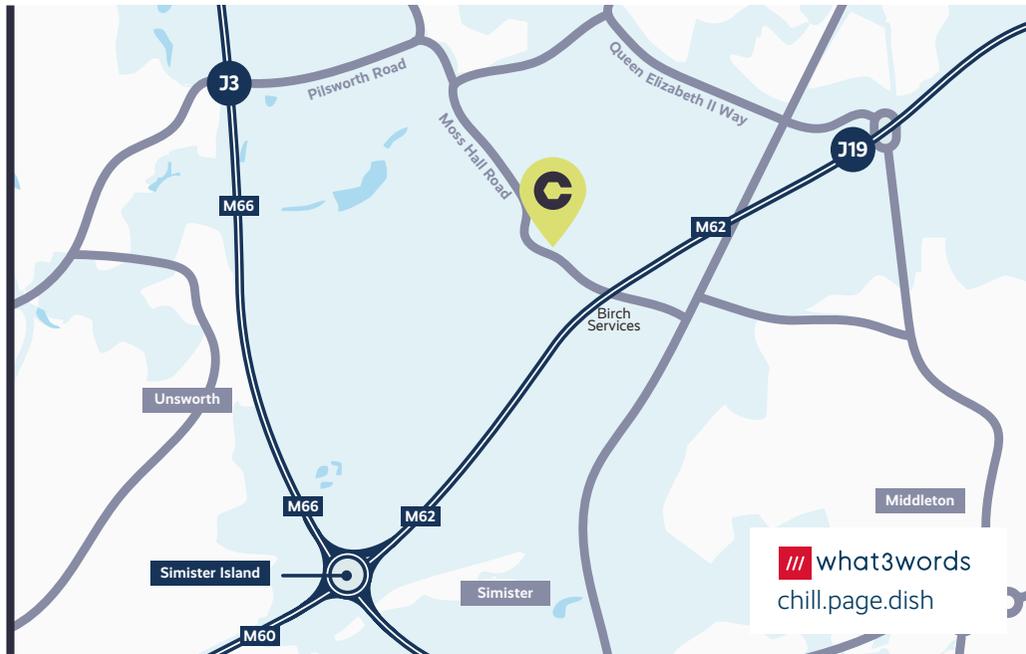
Targeting
EPC A rating



Right spaces.
Right places.



**Birch 100, 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	
Heywood	2.4
Rochdale	7
Manchester	9
Leeds	38
Liverpool	40

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

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. February 2026

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