

T86

Pilsworth Road, Heywood
Greater Manchester **OL10 2TL**

TO LET 86,863 SQ FT

MODERN DETACHED WAREHOUSE WITH INTEGRAL TWO STOREY OFFICES

Modern Warehouse

Approx. 8 Metre Eaves

3 Dock Level
Loading Doors

Secure Gated Site

6.27 ACRE SITE
(33% Site Coverage)

REFURBISHMENT UNDERWAY



LOCATION

T86 is situated just two miles east of Junction 3 of the M66 and within three miles of Junction 18 & 19 of the M62 motorway.

The prime location allows rapid, easy access to the entire North West region and the Trans Pennine motorway network.

DRIVE TIMES

Heywood Town Centre	1 mile	4 minutes
M66 J2	2.3 miles	6 minutes
M62 J19	2.5 miles	7 minutes
Bury	3.2 miles	10 minutes
Rochdale	4 miles	13 minutes
Bolton	13.7 miles	20 minutes
Manchester	7.9 miles	22 minutes



CONVENIENTLY CLOSE TO THE M60 ORBITAL MOTORWAY, MANCHESTER CITY CENTRE IS APPROXIMATELY 9 MILES TO THE SOUTH.



SAT NAV: OL10 2TL

LOCAL OCCUPIERS

1	Eddie Stobart
2	HARTMANN
3	Argos
4	MORAN logistics
5	James Cargo FULFILMENT
6	IMB MARTINBROWER
7	antalis Just ask Antalis
8	SUDLOWS working at the core of your business
9	Lineage
10	PARK CAKE - BAKERY -
11	INX A SAKATA INX COMPANY
12	IRON MOUNTAIN



DESCRIPTION

The property, built in 2006, comprises of a modern secure detached warehouse and benefits from the following:



Steel portal
frame construction



12,837 sq ft
2 storey offices



6.27 acre site
(33% site cover)



3 dock level
loading doors



C.8m
eaves



1,800 Kva
Power Supply



50kn per m2
floor loading



Lift to
the offices



Gatehouse site entry
(258 sq ft security hut)



External and
Internal CCTV



ACCOMMODATION (GIA)

Floor	Use	SQ M	SQ FT
Ground floor	Office	182.4	1,963
	Warehouse	6,853.3	73,768
	Security Hut	24	258
Ground floor Total		7,059.7	75,989
First Floor	Office	820.2	8,829
Second Floor	Plant	190	2,045
Overall Total		8,069.90	86,863

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Rental

The property is available on a leasehold basis.
The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 - unless otherwise stated all prices and rents are exclusive of VAT.

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with joint agents Savills and BC Real Estate, please contact:

Henry Farr
henry.farr@cbre.com

Steve Capper
steve.capper@cbre.com



John Barton
john@bcrealestate.co.uk

Gary Chapman
gary@bcrealestate.co.uk



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