



INDURENT

HEYWOOD DISTRIBUTION PARK

MANCHESTER, OL10 2TT
///RADIO.CHANGE.POEM

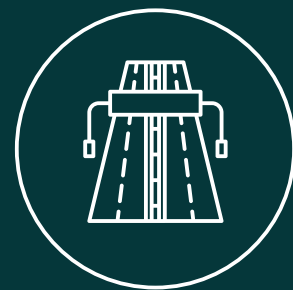
HIGH QUALITY WAREHOUSE UNIT

UNIT B3: 42,072 SQ FT (3,909 SQ M)

Available now



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 B3 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

Heywood Distribution Park provides a secure, landscaped business park environment in a strategic location. 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.



Large yard with parking



Smart LED lighting helping you reduce energy consumption by up to 75%



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.



J3 M66

MOSS HALL ROAD

MACFARLANE PACKAGING

UNIT B3
HEYWOOD

GREAT BEAR DISTRIBUTION

ENVAIR

MILLERS VANGUARD

FOOT ASYLUM

DOODLE PRODUCTS

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

ECO SCAP

ENTRANCE

MARTIN BROWER

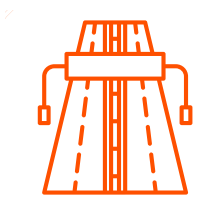
PILSWORTH ROAD

HEYWOOD LINK ROAD

J19 M62

Aerial plan.

You're well-connected.



MOTORWAYS

M66 (J3)	1 mile
M62 (J19)	1.5 miles
M60 (J18)	3.7 miles



MAJOR CITIES/TOWNS

Manchester City Centre	9 miles
Leeds	36 miles
Sheffield	50 miles



AIRPORTS

Manchester City Airport	23 miles
Leeds Bradford Airport	37 miles
Liverpool John Lennon Airport	38 miles



PORTS

The Manchester Ship Canal	26 miles
Port of Liverpool	44 miles

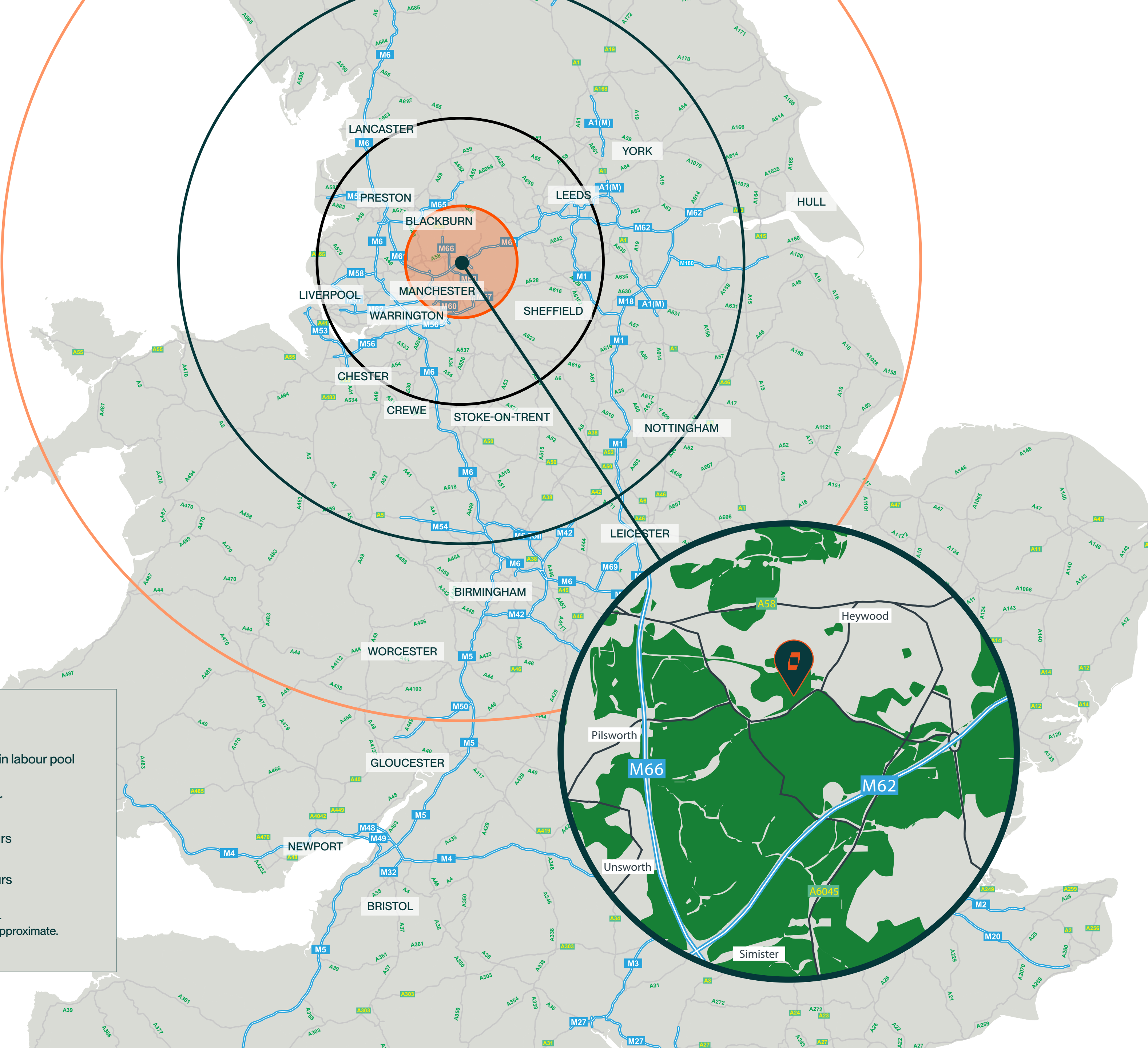
Drive times

	Within 30 min labour pool
	Within 1 hour
	Within 2 hours
	Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Schedule of accommodation.

UNIT B3	
TOTAL	42,072 SQ FT (3,909SQ M)
YARD DEPTH	35M
CLEAR INTERNAL HEIGHT	5.8M
LOADING DOCKS	14
LEVEL ACCESS LOADING DOORS	5



Large skilled local labour force



LED lighting to warehouse



14 dock loading doors



Trailer parking



5.8m eaves height



Fully fitted offices

*All floor areas are approximate gross external areas.



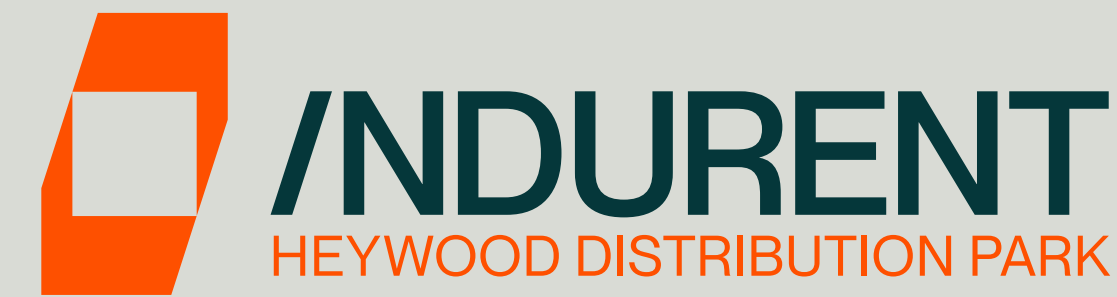
Warehousing that Works.

Site plan - unit B3.





DANIEL AUSTIN
Director and Head of North - Logistics
07919 935 936
daniel.austin@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2025. TBDW 06460-01



Warehousing that Works.

indurent.com

X @indurentUK in @indurent @indurentUK



Andrew Lynn
M: 07795 107 469
E: andrew.lynn@dtre.com

Jack Weatherilt
M: 07920 468 487
E: jack.weatherilt@dtre.com



Will Kenyon
M: 07802 869 279
E: will@b8re.com