

PO1 Bay 11 Heywood Distribution Park  
Heywood, Manchester, OL10 2TT

**B8**

0161 375 6000  
[www.b8re.com](http://www.b8re.com)

**TO LET**

**MODERN INDUSTRIAL / WAREHOUSE UNIT**



**3,475 sq ft (347.92 sq m)**

## LOCATION

Heywood Distribution Park is strategically positioned just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62, providing rapid access to the Trans-Pennine motorway network and the M60 orbital. Manchester City Centre is just nine miles away, with Manchester Airport reachable within approximately 23 miles.

This exceptional connectivity places every major population centre across the North West within easy reach, while putting London, Edinburgh and beyond within a four-hour drive.

With over 20 million people within a two-hour radius, Heywood Distribution Park represents a prime logistics base for businesses requiring a well-connected, strategic presence in the heart of the North West.

## DESCRIPTION

Flexible Industrial space with excellent connectivity. Unit PO1 (11) offers 3,475 sq ft of high-quality industrial space, ideal for a range of business operations. The unit includes integrated office accommodation, 3-phase power, and WC facilities, providing a practical and efficient working environment.

- 3 phase power
- Electric Roller Shutter
- 24-hour access
- Secure estate
- Office accommodation
- Car Parking





## TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on application.

## LEGAL COSTS

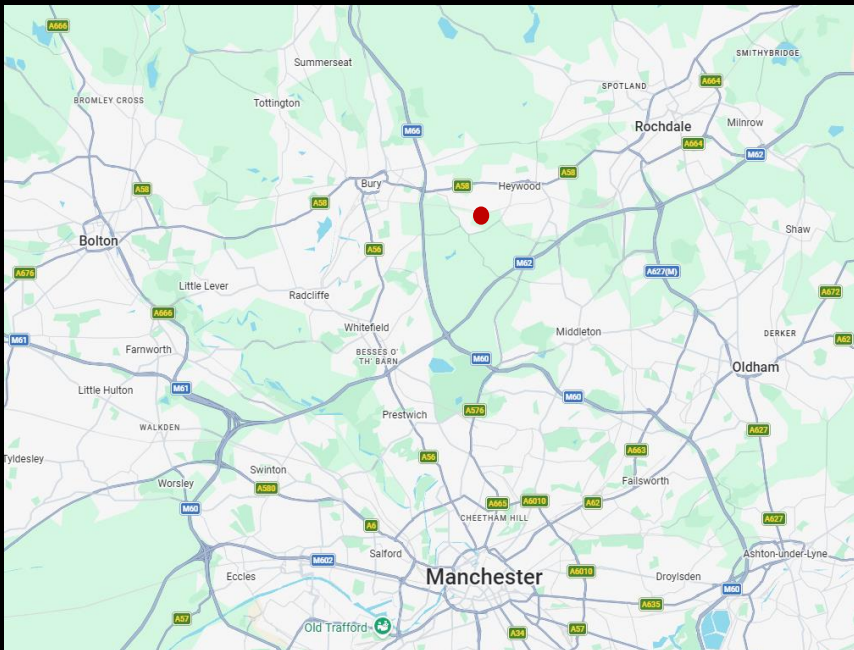
Each party is to be responsible for their own costs incurred in this transaction.

## EPC

Available upon request.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.



## CONTACT

For further information / viewings please contact:

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