



/NDURENT

HEYWOOD DISTRIBUTION PARK

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

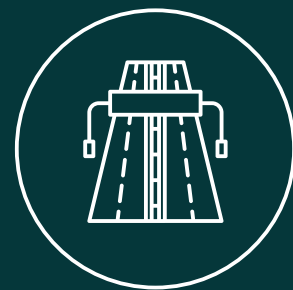
RECENTLY REFURBISHED

UNIT P17: 33,178 SQ FT (3,082.34 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 P17 is a highly sustainable 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, Doodle Products, Foot Asylum, Great Bear Distribution, Envair, Millers Vanguard and Macfarlane Packaging.



Warehousing that Works.



Large yard with parking,
12 dock loading doors and
2 level access loading doors



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



J3 M66

MOSS HALL ROAD

MACFARLANE PACKAGING

GREAT BEAR DISTRIBUTION

ENVAIR

MILLERS VANGUARD

FOOT ASYLUM

DOODLE PRODUCTS

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

MARTIN BROWER

ENTRANCE

ECO SCAPE

 UNIT P17
HEYWOOD

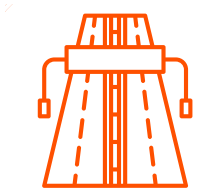
PILSWORTH ROAD

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 P17		
OFFICES	2,583 SQ FT	239.93 SQ M
WAREHOUSE	27,457 SQ FT	2,550.80 SQ M
LOADING AREA	3,138 SQ FT	291.61 SQ M
TOTAL	33,178 SQ FT	3,082.34 SQ M
YARD DEPTH	40M	
CLEAR INTERNAL HEIGHT	9M	
DOCK LOADING DOORS	12	
LEVEL ACCESS LOADING DOORS	2	

All floor areas are approximate gross internal areas.



Large skilled local labour force



LED lighting to warehouse



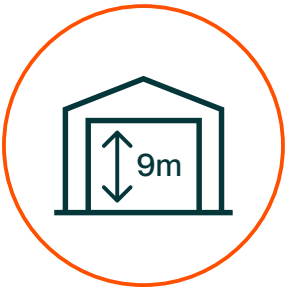
12 dock loading doors



Large secure yard area



Welfare facilities throughout



9m eaves height



Fully fitted offices



Warehousing that Works.

Site plan - unit P17.





Warehousing that Works.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 06460-01.



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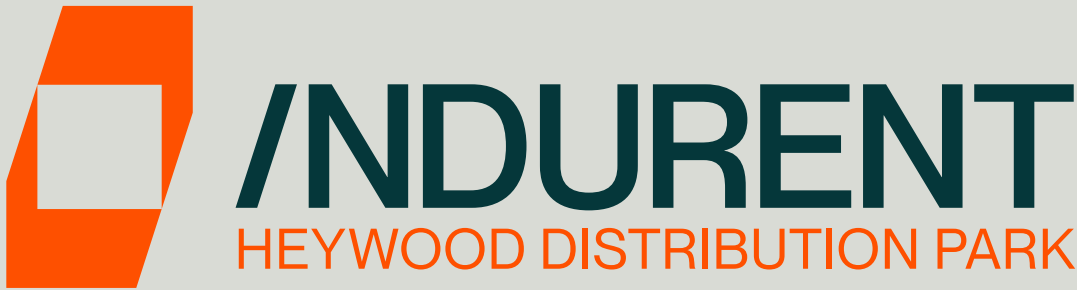


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