



INDURENT

HEYWOOD DISTRIBUTION PARK

MANCHESTER, OL10 2TT
///LIVE.TALL.TIMING

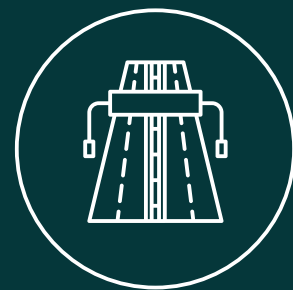
HIGH QUALITY UNIT AVAILABLE NOW

UNIT M2: 108,258 SQ FT (10,058 SQ M)

Fully refurbished and racked



Modern distribution facility



Excellent access to
motorways M66/M62/M60

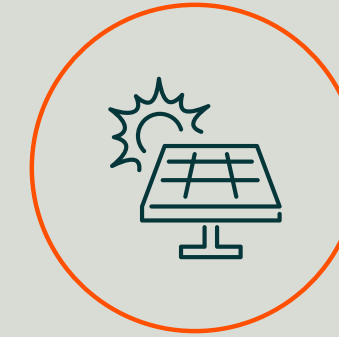


Warehousing that Works.

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 M2 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.



100KWP PV array, with estimated savings of up to £21,945 in year one



35m service deep yard



Dedicated car parking



Three phase electricity



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

KITE PACKAGING

GREAT BEAR DISTRIBUTION

ENVAIR

MILLERS VANGUARD

FOOT ASYLUM

UNIT M2
HEYWOOD

DOODLE PRODUCTS

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

ECO SCAP

ENTRANCE

MARTIN BROWER

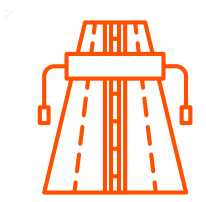
PILSWORTH ROAD

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

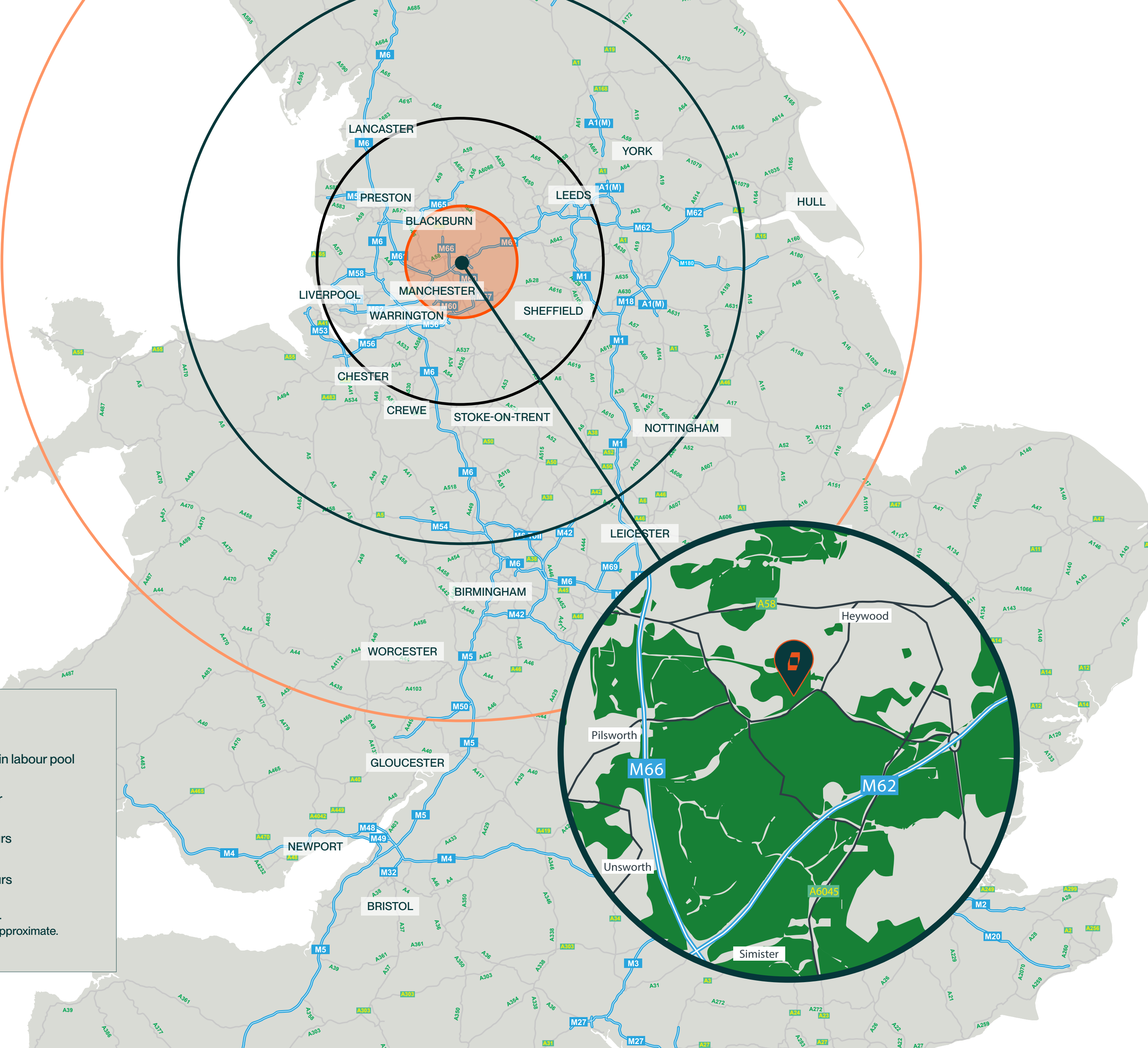
Drive times

	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 M2	
WAREHOUSE	100,834 A SQ FT (9,368 SQ M)
GROUND FLOOR OFFICE	3,712 SQ FT (345 SQ M)
FIRST FLOOR OFFICE	3,172 SQ FT (345 SQ M)
TOTAL	108,258 SQ FT (10,058 SQ M)
YARD DEPTH	35M
CLEAR INTERNAL HEIGHT	12M
LOADING DOCKS	10
LEVEL ACCESS LOADING DOORS	2

Fully racked facility for up to 14,500 pallet spaces



Large skilled local labour force



10 dock loading doors



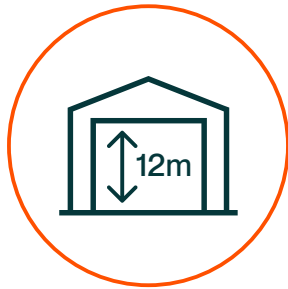
2 Level access loading doors



EV car charging



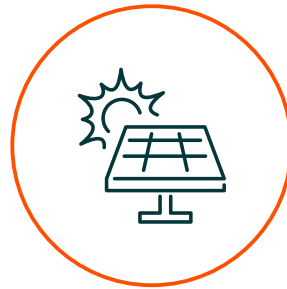
50kN/ sq m reinforced concrete floor



12m eaves height



Fully fitted offices



PV panelling to the roof

*All floor areas are approximate gross external areas.



Warehousing that Works.

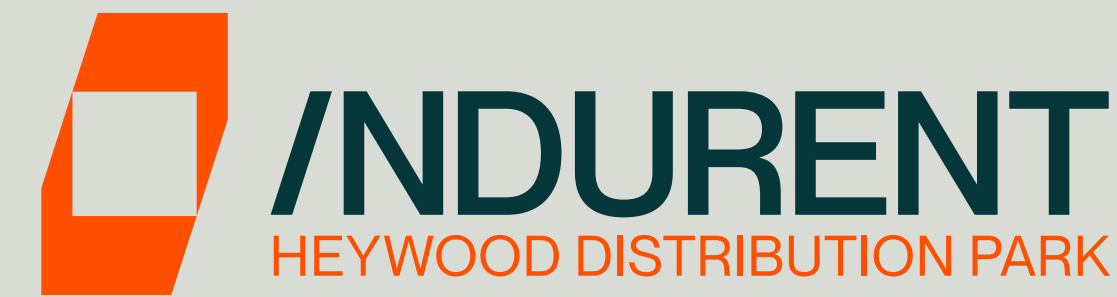


Site plan - unit M2.





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Warehousing that Works.

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