

Industrial

# UNIT P01 (16) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester,  
OL10 2TT



## UNIT P01 (16) | 4,145 SQ FT

Industrial unit with Office

Unit P01 (16) at Heywood Distribution Park offers 4,145 sq ft of flexible industrial space with office accommodation. The unit is equipped with 3-phase power, WC facilities, and benefits from 24-hour access and on-site security, ensuring a secure and well-maintained environment. The estate is set within a landscaped area, providing a professional setting for businesses.

Located just 1 mile from Junction 3 of the M66 and within 3 miles of Junctions 18 and 19 of the M62, the unit offers excellent connectivity to Manchester (23 miles) and surrounding areas. The prime location, coupled with superb transport links, makes this unit ideal for businesses looking for a secure and well-connected industrial space.

Lease Type

New



### ✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Well Maintained Estate
- On-Site Security
- WC Facilities
- Secure Estate

### £ Occupational Costs

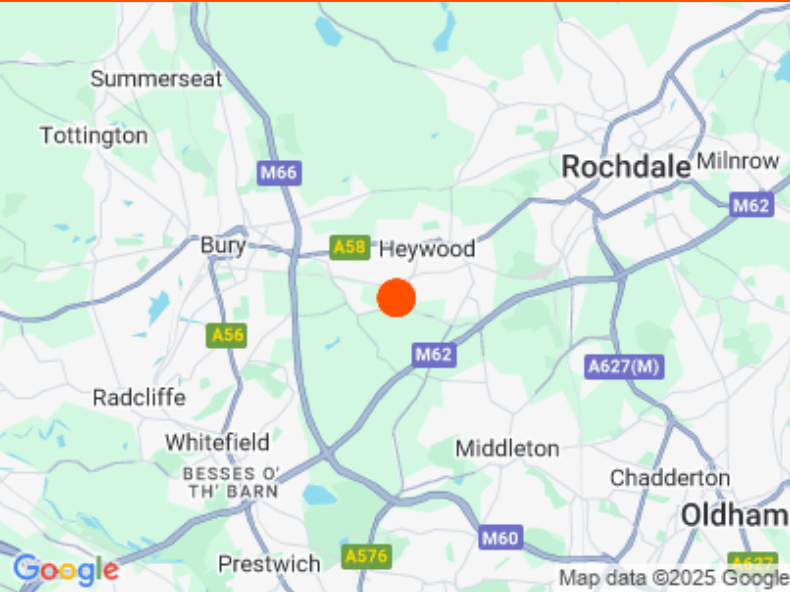
	Per Annum	Per Sq Ft
Rent	£45,900.00	£11.07
Rates	£11,352.25	£2.74
Maintenance Charge	£5,181.25	£1.25
Insurance	£829.00	£0.20
<b>Total Cost</b>	<b>£63,262.50</b>	<b>£15.26</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Heywood is located just one mile east of Junction 3 of the M66 and within three miles of Junctions 18 and 19 of the M62.



Road  
M66: 1 mile



Airport  
Manchester: 23 miles



Rail  
Manchester: 9 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (65)



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## Key Contact



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Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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For more info please visit: [unit.info/U3P0300050](https://unit.info/U3P0300050)

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