



**12,000 Sq Ft Building comprising a large warehouse and ample offices including boardroom and call centre. Ideally located for the M62**

## **Unit 6**

Junction 19 Industrial Park, Heywood,  
OL10 1NB

**Distribution Warehouse, Light  
Industrial, Showroom, Trade  
Counter / Showroom, Industrial /  
Warehouse**

# TO LET

**12,150 sq ft**

(1,128.77 sq m)

- Large Warehouse
- Ample office space including a Call Centre and Boardroom
- Twenty Parking Places
- Secure Gated Estate
- Flexible layout
- Gas and Electric Supply
- Easy Access to M62

# Unit 6, Junction 19 Industrial Park, Heywood, OL10 1NB

## Summary

Available Size	12,150 sq ft
Rent	£70,000 per annum
Rates Payable	£29,970 per annum
Rateable Value	£54,000
EPC Rating	C (66)

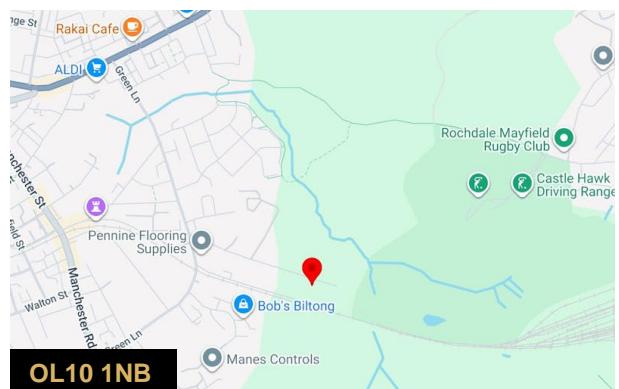
## Description

This superb warehouse is located on a prestigious industrial estate a few minutes drive from the M62. With office space over two floor the layout enables the incoming tenants to have both their warehouse and admin/sales functions under the same roof. As well as the large warehouse and mezzanine there are up to six offices including a boardroom and a large open plan area that could be used as a call centre. The unit also comes with 20 allocated parking spaces. For more information or to arrange a viewing please contact the office.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office and Welfare	965	89.65	Available
1st - Office and Welfare	965	89.65	Available
Ground - Warehouse	5,760	535.12	Available
Mezzanine - Warehouse	4,460	414.35	Available
<b>Total</b>	<b>12,150</b>	<b>1,128.77</b>	



## Viewing & Further Information

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