



UNIT  
**P14**

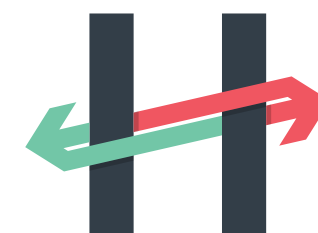
[WWW.HEYWOODDISTRIBUTIONPARK.CO.UK](http://WWW.HEYWOODDISTRIBUTIONPARK.CO.UK)

**TO LET**

INDUSTRIAL / WAREHOUSE UNIT

**49,769 SQ FT** (4,623.71 SQ M)

**HIGHLY SECURE 200 ACRE DISTRIBUTION PARK  
IN A STRATEGIC MOTORWAY LOCATION**



**HEYWOOD**  
DISTRIBUTION PARK

M66/ M62/ M60  
MANCHESTER OL10 2TT



**SITEPLAN**



**MASTERPLAN**



# P14

- Steel portal frame construction
- 5.7m to eaves / 5.15m to u/s haunch
- Two storey office accommodation
- Warehouse lighting
- Steel portal frame construction
- 2 no. level access loading doors
- B1 (c), B2 & B8 permitted use
- Forecourt yard and car parking
- Car parking spaces (60 spaces)

## ACCOMMODATION

Warehouse	3,819.69 sq m	41,114 sq ft
Ground floor offices	6,38.59 sq m	6,874 sq ft
First floor offices	1,65.43 sq m	1,781 sq ft
<b>Total</b>	<b>4,623.71 sq m</b>	<b>49,769 sq ft</b>





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.

This prime location 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.

Conveniently close to the M60 orbital motorway, Heywood Point is just nine miles from Manchester city centre.

Manchester city region has a workforce of 7.2 million people within an hour's commute of the city centre.

Manchester has a distinctive geography of concentrated clusters containing a varied, qualified, skilled and sustainable labour pool.

In 2012 Manchester was ranked Europe's most competitive business city by KPMG.

**KUEHNE+NAGEL**

**Argos**

**FOOTAS2YJUM**

**next**

**dfs**

**MORAN**  
logistics

**Krispy Kreme**  
DOUGHNUTS



## TERMS

The unit is available on new FRI lease terms. Rent on application.



## VAT

All prices and rent are quoted exclusive of but may be liable to VAT at the prevailing rate.



## EPC

The building has an EPC rating of C-51.

## CONTACT

For further information or to arrange a viewing please contact the joint agents:

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	MILES	HRS/MINS
Jct 3, M66	1	4
Jct 19, M62	2.5	11
Manchester City Centre	9	30
Manchester Airport	23	47