

UNIT  
**P1**

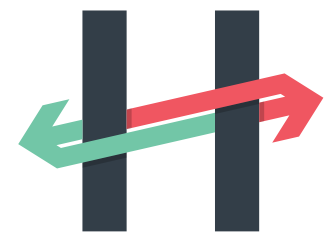
[WWW.HEYWOODDISTRIBUTIONPARK.CO.UK](http://WWW.HEYWOODDISTRIBUTIONPARK.CO.UK)

**TO LET**

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS

**3,658 - 10,724 SQ FT** (310 - 996 SQ M)

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



**HEYWOOD**  
DISTRIBUTION PARK

M66/ M62/ M60  
MANCHESTER OL10 2TT



**SITEPLAN**



**MASTERPLAN**



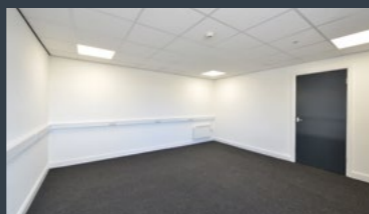
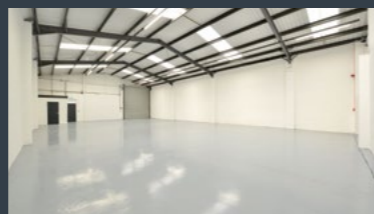
# P1

P1 units have been fully refurbished and fitted out to the following specification

- Drive in loading doors
- Steel portal frame construction
- Eaves height 5m
- Can be combined
- Fully fitted offices
- Consent for B1(c), B2 and B8 uses
- Dedicated car parking spaces

## ACCOMMODATION

P1 units provide a terrace of 17 units constructed of steel portal frame, and include fully fitted offices and a single drive in loading door.





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**

**FOOTASJUM**

**next**

**dfs**

**MORAN**  
logistics

**Krispy Kreme**  
DOUGHNUTS



## TERMS

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

## EPC

The units have an Energy Performance Certificate rating of D80.

## VAT

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

## CONTACT

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

**CBRE**  
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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

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