



INDURENT

BROADWAY CENTRAL

OL9 9FP
///WENT.URGENT.FORCED

HIGH QUALITY WAREHOUSE UNITS
FROM: 8,221 SQ FT (763 SQ M)
TO 17,854 SQ FT (1,658 SQ M)
AVAILABLE NOW TO LET



1 mile to
M60 J21.



BREEAM
'Very Good'.



Clear internal
height of 8.5m.



Warehousing that Works.

High performance space for your business.

Flexible industrial/warehouse units finished to a high specification to include fitted lobby and fitted first floor offices with air conditioning, kitchen areas, LED lighting and DDA compliant ground floor WCs.

Broadway Central is strategically located within 1.5 miles of Junction 21 of the M60 motorway and 4.5 miles of Junction 20 of the M62 motorway. From here, Manchester International Airport can be reached within a 20 minute drive and the city centre is just six miles away.

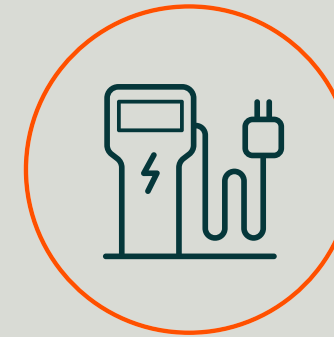
We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Indurent embrace the latest technologies and methods to achieve future-proof solutions.



Warehousing that Works.



8.5m clear internal height, offering excellent space for storage and operations.



Active and passive **Electric Vehicle** charging points.



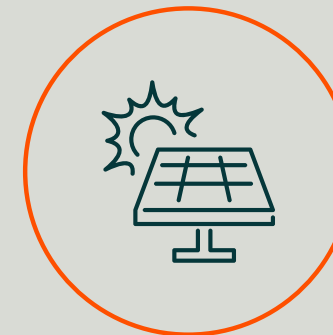
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Very Good placing these warehouses in the top 25% of warehouses in the UK for sustainability.



With an **EPC A** rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Solar PV panels on roof for reduced energy cost to occupiers.

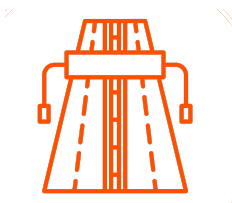


These units benefit from **permitted Class E** use, suitable for a range of leisure uses.



Warehousing that Works.

You're well-connected.



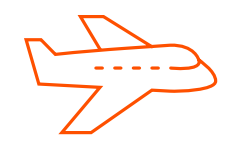
MAJOR ROADS

M60 J21 1.5 miles
M62 J20 4.5 miles



CITIES/MAJOR TOWNS

Manchester 6.3 miles
Leed 36.3 miles
Liverpool 41.3 miles



AIRPORTS

Manchester 17.4 miles



RAIL/METROLINKS

Mills Hill Railway Station 1.4 miles
South Chadderton Metrolink 1.8 miles
Moston Railway Station 2.0 miles

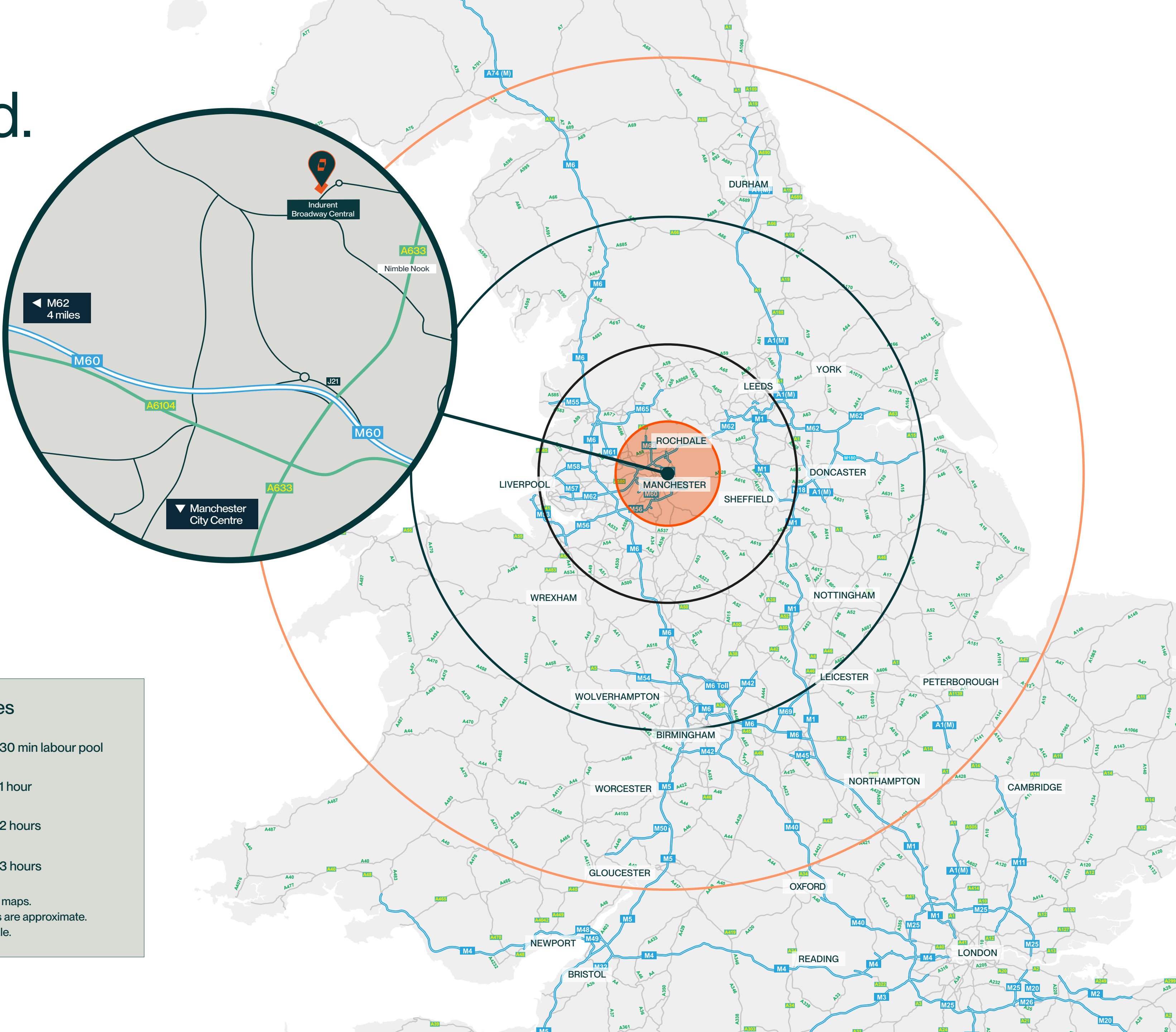
Drive times

- 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 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
GROUND FLOOR	8,694 SQ FT (807.68 SQ M)	6,731 SQ FT (625.37 SQ M)	10,144 SQ FT (942.44 SQ M)	15,012 SQ FT (1,394.65 SQ M)	11,493 SQ FT (1,067.72 SQ M)
FIRST FLOOR	1,909 SQ FT (177.33 SQ M)	1,490 SQ FT (138.44 SQ M)	1,466 SQ FT (136.17 SQ M)	2,842 SQ FT (263.99 SQ M)	1,965 SQ FT (182.60 SQ M)
TOTAL	10,603 SQ FT (985.01 SQ M)	8,221 SQ FT (763.81 SQ M)	11,610 SQ FT (1,078.61 SQ M)	17,854 SQ FT (1,658.64 SQ M)	13,458 SQ FT (1,250.32 SQ M)

All floor areas are approximate gross external areas. Subject to final plan.
TERMS: Available on a leasehold basis on terms to be agreed.



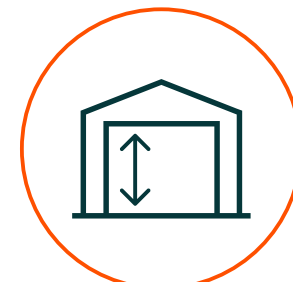
BREEAM
Very Good



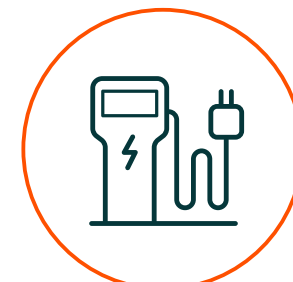
Clear internal
height 8.5m



Air
condititing



Suspended
ceilings



EV car
charging



37.5kN sq m
floor loading



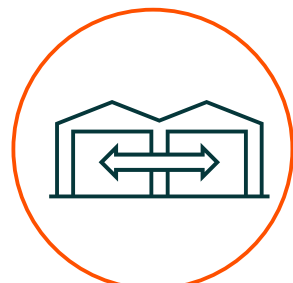
Fully fitted first
floor offices



Electric
loading doors



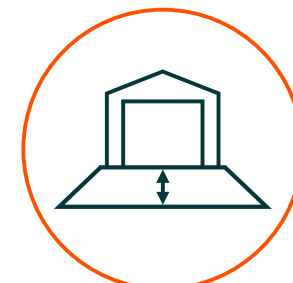
12 year collateral
warranty available



Ability to
combine units



Secure
logistics park



Generous
yards



15% roof lights



Kitchen areas
to all offices

Siteplan.



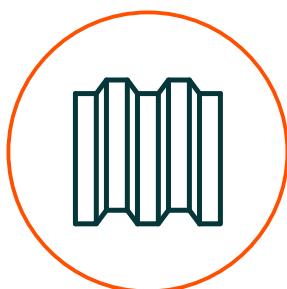
Sustainability.



BREEAM 'Very good'



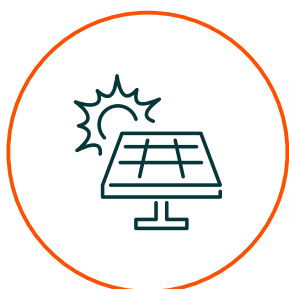
Low air permeability design



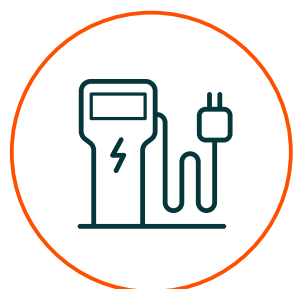
High performance insulated cladding and roof materials



15% warehouse roof lights increasing natural daylight



10% solar PV roof coverage



Active and passive Electric Vehicle charging points



Exterior cycle storage to encourage cycling to work



Air source heat pumps units 1-8



Low speed limit restrictions to reduce emissions



Landscaping including native and non-native species



EPC A



LED lighting



Warehousing that Works.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. August 2026. TBDW 07483-01.



Warehousing that Works.