



/NDURENT

HEYWOOD DISTRIBUTION PARK

HEYWOOD, MANCHESTER OL10 2TT
///DOGS.DIME.VISA

SECURE INDUSTRIAL/WAREHOUSE UNIT

UNIT M1: 101,245 SQ FT (9,405.96 SQ M)

Available now to let.



Modern distribution facility



Excellent access to
motorways M66/M62/M60



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit M1 is a warehouse that will deliver benefits for your business, your people and the environment.

An ideal location for the North West.

Heywood Distribution Park provides a secure, landscaped business park environment in a strategic location being 1 mile from the M66 and 9 miles from Manchester City Centre. Occupiers will benefit from a prime location, which 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.

Heywood Distribution Park is located in a prominent position at the entrance of Heywood Link Road. It is home to well-known names such as Iron Mountain, Eco Scape, James Cargo, Martin Brower, Moran Logistics, Argos, Foot Asylum, Great Bear Distribution, Envair, Millers Vanguard and Macfarlane Packaging.



Industrial/warehouse unit constructed of steel portal frame, benefitting from both drive in and dock level access.



Fully heated and LED lighting throughout the warehouse.



Consent received for B1(c), B2 and B8 uses.



24/7 on-site security and CCTV monitoring.



Attractive landscaped environment with on-site amenities.



Warehousing that Works.



J3 M66

MOSS HALL ROAD

MACFARLANE PACKAGING

GREAT BEAR DISTRIBUTION

ENVAIR

MILLERS VANGUARD

FOOT ASYLUM

DEALICIOUS MEALZ

 UNIT M1
HEYWOOD

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

ECO SCAP

MARTIN BROWER

ENTRANCE

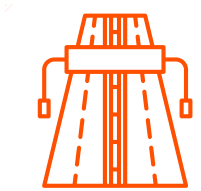
PILSWORTH ROAD

HEYWOOD LINK ROAD

J19 M62

Aerial plan.

You're well-connected.



MOTORWAYS

M66 (J3)	1 mile
M62 (J19)	1.5 miles
M60 (J18)	3.7 miles



MAJOR CITIES/TOWNS

Manchester City Centre	9 miles
Leeds	36 miles
Sheffield	50 miles



AIRPORTS

Manchester City Airport	23 miles
Leeds Bradford Airport	37 miles
Liverpool John Lennon Airport	38 miles



PORTS

The Manchester Ship Canal	26 miles
Port of Liverpool	44 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 M1		
WAREHOUSE	99,422 SQ FT	9,236.60 SQ M
GROUND FLOOR OFFICES	1,823 SQ FT	169.36 SQ M
LOADING AREA	3,138 SQ FT	291.61 SQ M
TOTAL	101,245 SQ FT	9,405.96 SQ M
CLEAR INTERNAL HEIGHT	UP TO 8M	
DOCK LOADING DOORS	3	
LEVEL ACCESS LOADING DOORS	4	

All floor areas are approximate gross internal areas.



Large skilled local labour force



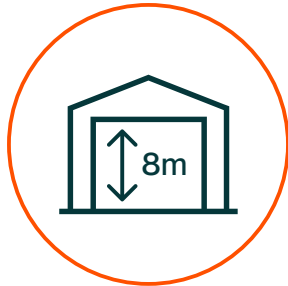
LED lighting to warehouse



Large secure yard area



Welfare facilities throughout

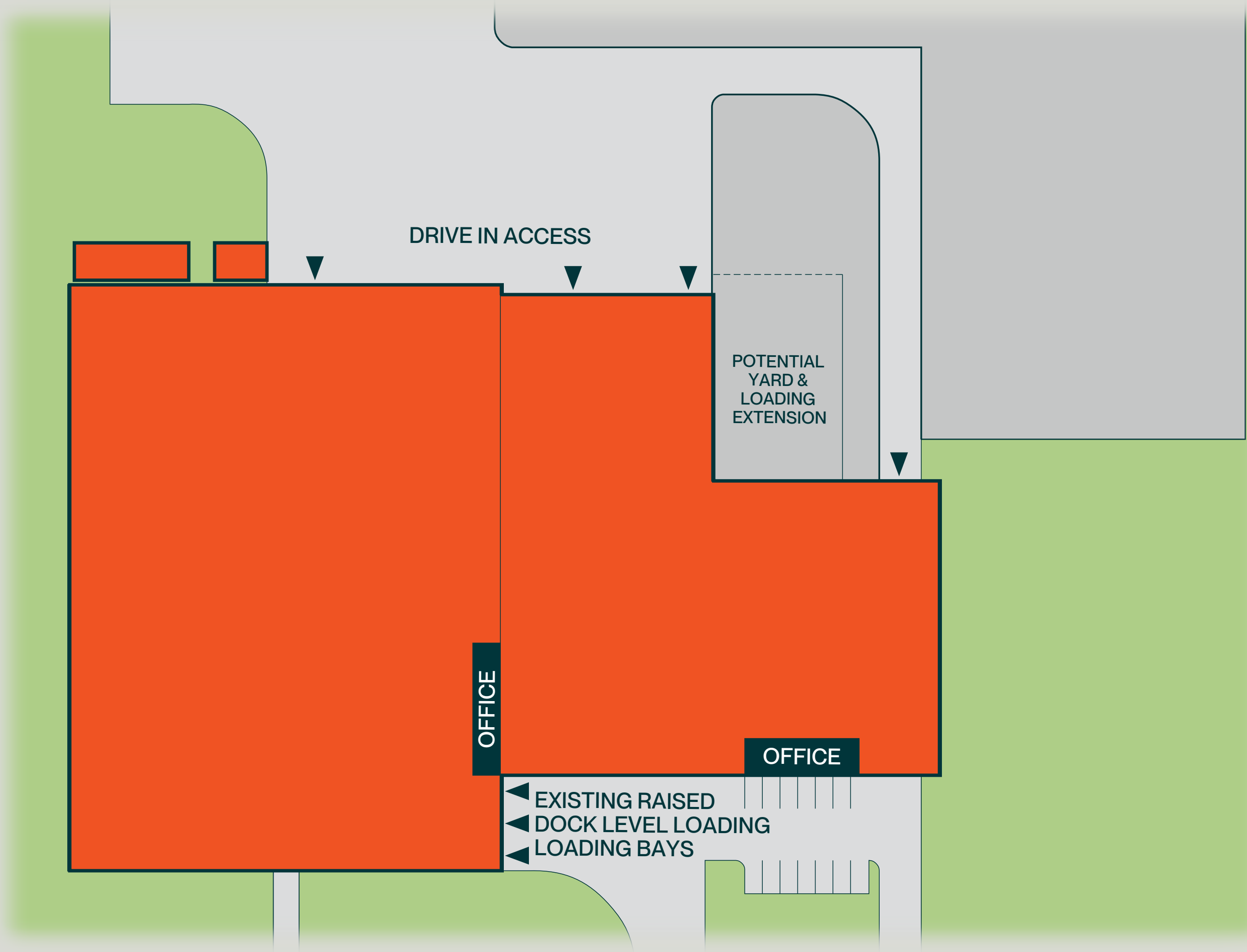


Up to 8m eaves height



Fully fitted offices

Unit plan.



Unit plan is indicative.

Site plan - unit M1.



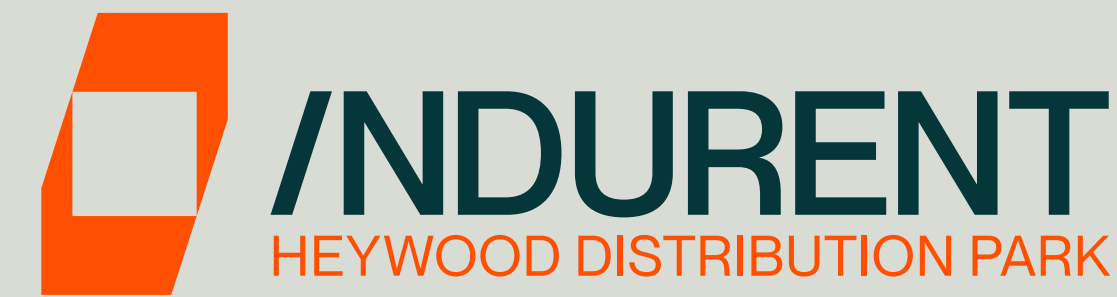
Site plan is indicative.



Warehousing that Works.



DANIEL AUSTIN
Director and Head of North - Logistics
07919 935 936
daniel.austin@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. January 2026. TBDW 06680-04.