

Industrial

# UNIT B08C | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester,  
OL10 2TT



## UNIT B08C | 9,766 SQ FT

### Industrial Unit with Office

Flexible industrial space with excellent connectivity, Unit B08C provides 9,766 sq ft of high-quality accommodation suitable for a wide range of business uses. The unit benefits from integrated office space, 3-phase power and WC facilities, creating a practical and efficient working environment.

Situated within the secure and professionally managed Heywood Distribution Park, occupiers benefit from 24-hour access, on-site security and a well maintained, landscaped estate environment.

Lease Type

New



### ✔ Unit Summary

- 3 Phase Power
- Secure Estate
- 24 Hour Access
- Premier Industrial Location
- On-Site Security
- Car Parking

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£92,200.00	£9.44
Rates	£25,661.08	£2.63
Service Charge	£6,446.46	£0.66
Insurance	£1,953.20	£0.20
<b>Total Cost</b>	<b>£132,021.78</b>	<b>£13.52</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

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.



Road  
M66: 1 mile



Airport  
Manchester: 23 miles



Rail  
Manchester: 9 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (61)



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## Key Contact



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"Dan is the Head of Logistics for Northern Assets."



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For more info please visit: [unit.info/U3P0300037](https://unit.info/U3P0300037)

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