

Industrial

UNIT M01 | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester,
OL10 2TT

UNIT M01 | 101,243 SQ FT

Industrial Unit with office

Unit M1 Heywood provides a high bay industrial/warehouse unit constructed of steel portal frame, benefitting from both drive in and dock level access. This unit at Heywood Distribution Park offers flexible industrial space, ideal for a range of business uses. The unit features modern amenities including CCTV security, a well-maintained estate, and 24/7 security. Metal sheet roof installed- Fully sprinklered- Fully heated and lit warehouse- Eaves height up to 8m- 3 dock level & 4 level access loading doors- Loading to two elevations- Potential for additional dock level doors- Fitted offices- Consent for B1(c), B2 and B8 uses- Dedicated car parking spaces.

It is designed for flexibility, allowing businesses to adapt the space to their needs. The estate is known for its attractive, landscaped environment, providing a professional and secure setting.

Strategically located just 1 mile from Junction 3 of the M66 and within 3 miles of Junctions 18 and 19 of the M62, the estate offers excellent transport links to Manchester, Cheshire, and the wider region. With major occupiers such as B&M and Wincanton, and access to amenities like a Travelodge and Starbucks, Heywood Distribution Park is one of the key logistics and industrial locations in the region.

Lease Type

New



Unit Summary

- ☒ CCTV
- ☒ Flexible Space
- ☒ Premier Industrial Location
- ☒ Well Maintained Estate
- ☒ Car Parking
- ☒ Close to Transport



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£577,900.00	£5.71
Rates	£577,200.00	£5.70
Service Charge	£71,128.59	£0.70
Insurance	£20,248.60	£0.20
Total Cost	£1,301,902.35	£12.86

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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.



For more info please visit: unit.info/U3P0300001

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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 (72)

Key Contact



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Director and Head of North - Logistics

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



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