

Industrial

UNIT P01 (17) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester,
OL10 2TT

UNIT P01 (17) | 3,659 SQ FT

Industrial Unit with office

Flexible Industrial Space with Excellent Connectivity, Unit P01 (17) offers 3,659 sq ft of high-quality industrial space, ideal for a range of business operations. The unit includes integrated office accommodation, 3-phase power, and WC facilities, providing a practical and efficient working environment.

Located within the secure and professionally managed Heywood Distribution Park, tenants benefit from 24-hour access, On-site security in a well-maintained, landscaped estate. This strategic location offers excellent transport links across the North West, making it an ideal base for logistics, distribution, or light industrial use.

Lease Type

New



✓ Unit Summary

- 3 Phase Power
- 24 Hour Access
- CCTV
- Premier Industrial Location
- Car Parking
- WC Facilities

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|----------------|------------|-----------|
| Rent | £41,000.00 | £11.21 |
| Rates | £11,227.50 | £3.07 |
| Service Charge | £2,633.05 | £0.72 |
| Insurance | £731.80 | £0.20 |
| Total Cost | £57,533.05 | £15.72 |

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.

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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 | B (30) |

Key Contact



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Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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