

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 highquality 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.

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

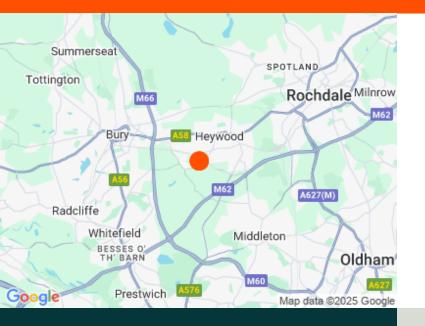
	Per Annum	Per Sq Ft
Rent	£41,000.00	£11.21
Rates	£11,227.50	£3.07
Service Charge	£2,633.05	£0.72
Insurance	£731.80	£0.20
Total Cost	£57,533.05	£15.72

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 littos://www.gov.uk/agob-/-for-business-rate-relief/small-business-rate-relief or read our rates blog.



UNIT P01 (17) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park Heywood Manchester OI 10 2TT



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)	



enquiries@indurent.com +44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact

