

Industrial

UNIT P01 (11) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester,
OL10 2TT



UNIT P01 (11) | 3,475 SQ FT

Industrial unit with Office

Flexible Industrial Space with Excellent Connectivity, Unit P01 (11) offers 3,475 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
- Premier Industrial Location
- Turning Circle
- Car Parking
- WC Facilities

£ Occupational Costs

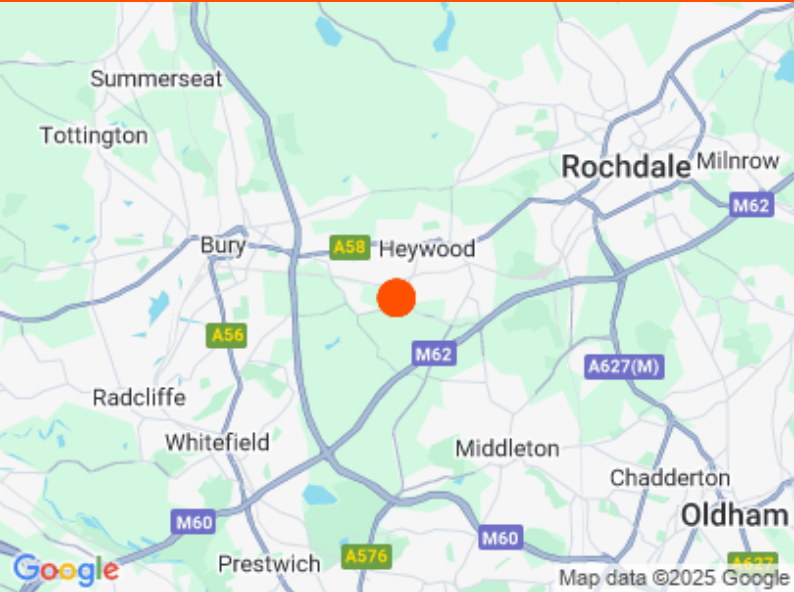
	Per Annum	Per Sq Ft
Rent	£38,400.00	£11.05
Rates	£28,582.50	£8.23
Maintenance Charge	£4,343.75	£1.25
Insurance	£695.00	£0.20
Total Cost	£72,021.25	£20.73

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.

Industrial

UNIT P01 (11) | HEYWOOD DISTRIBUTION PARK

Heywood Distribution Park, Heywood, Manchester, OL10 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	D (78)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Gabriel Walker

Customer Engagement Manager

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



+44(0) 808 169 7554



For more info please visit: unit.info/U3P0300008

+44(0) 808 169 7554