

**Unit 4, Broadfield Business Park, Pilsworth  
Road, Heywood, OL10 2TA**



**Modern Warehouse Unit  
15,752 sq. ft (1,463.29 sqm)**



**Self Contained Secure Yard**



**Open plan warehouse**



**23 Car Parking Spaces**

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## Location

The estate is located in Heywood which lies approximately 7.5 miles to the North of Manchester city centre.

Heywood is north Manchester's key industrial/logistics location served by the trio of motorways M60 / M62 / M66

Broadfield Business Park is situated just 1.9 miles from J3 of the M66 motorway and only 4 miles from the M60/M62 interchange

## Description

- The property comprises an industrial property configured to provide warehousing space over ground floor with two storey offices to the front elevation.
- The property is of steel frame construction with metal clad elevations beneath a steel pitched roof.
- The office areas are fitted out to a good specification with suspended ceilings.
- The warehouse has an eaves height of approximately 7 metres.
- There are 2 x level access door with electric up-and-over roller shutters
- The building sits within a self contained yard with 23 car parking spaces

## Accommodation

Floor	Use	Area (sq ft)	Area (sq m)
Ground Floor	Warehouse	13,268	1232.66
Ground Floor	Offices	1,285	119.35
First Floor	Offices	1,198	111.28
<b>Total</b>		<b>15,751</b>	<b>1,463.29</b>

## Leasehold Terms

Price upon application

## VAT

VAT if applicable will be charged at the standard rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The EPCs have been prepared and are available on request.



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