

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
<b>Total Cost</b>	<b>£57,533.05</b>	<b>£15.72</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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



**Gabriel Walker**  
Customer Engagement Manager

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



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