

TO LET
AVAILABLE NOW



Heywood 387

High-specification **cross-dock** distribution unit at the heart of the North West's motorway network.

| 387,073 Sq Ft

HEYWOOD DISTRIBUTION PARK
GREATER MANCHESTER, OL10 2TT

Built for scale. Driven by efficiency.

WELCOME TO HEYWOOD

Heywood 387 delivers an exceptional 387,073 sq ft cross-dock logistics opportunity in the heart of the North West. Available for immediate occupation, this flagship facility combines operational excellence with an unbeatable strategic location within the highly established Heywood Distribution Park.

CROSS-DOCKED

Designed for fast-moving logistics, the building's cross-dock configuration enables simultaneous loading and unloading across both elevations.



MANCHESTER
25 Mins
9 Miles

BURY
18 Mins
4 Miles



Engineered for performance. Specified to deliver.

OPERATIONAL PRECISION AT SCALE

Heywood 387 is meticulously designed to optimise every stage of your supply chain. Featuring a true cross-dock configuration with generous opposing loading yards, the facility delivers maximum loading efficiency and high-velocity goods transit.

With complete 360° site circulation, secure gatehouse access, strict vehicle/pedestrian segregation, and modern Grade A office space, Heywood 387 provides the perfect balance of operational capability, flexibility, and occupier comfort.



Dock Levellers
60 Doors



Level Access
6 Doors



Car Parking
300 Spaces



HGV Parking
Approx 120 Spaces



Total GIA
387,073 Sq Ft



Three Storey
Fully Fitted Offices



Eaves Height
15.5m



Floor Loading
50kN/m²



Roof Lights
for Daylight



Mezzanine
With Lifts



Yard Depths
Up to 85m



Cross Docked
360° Circulation



Power Supply
1.25 MVA



Sprinkler
Fire Safety



LED Lighting
Installed



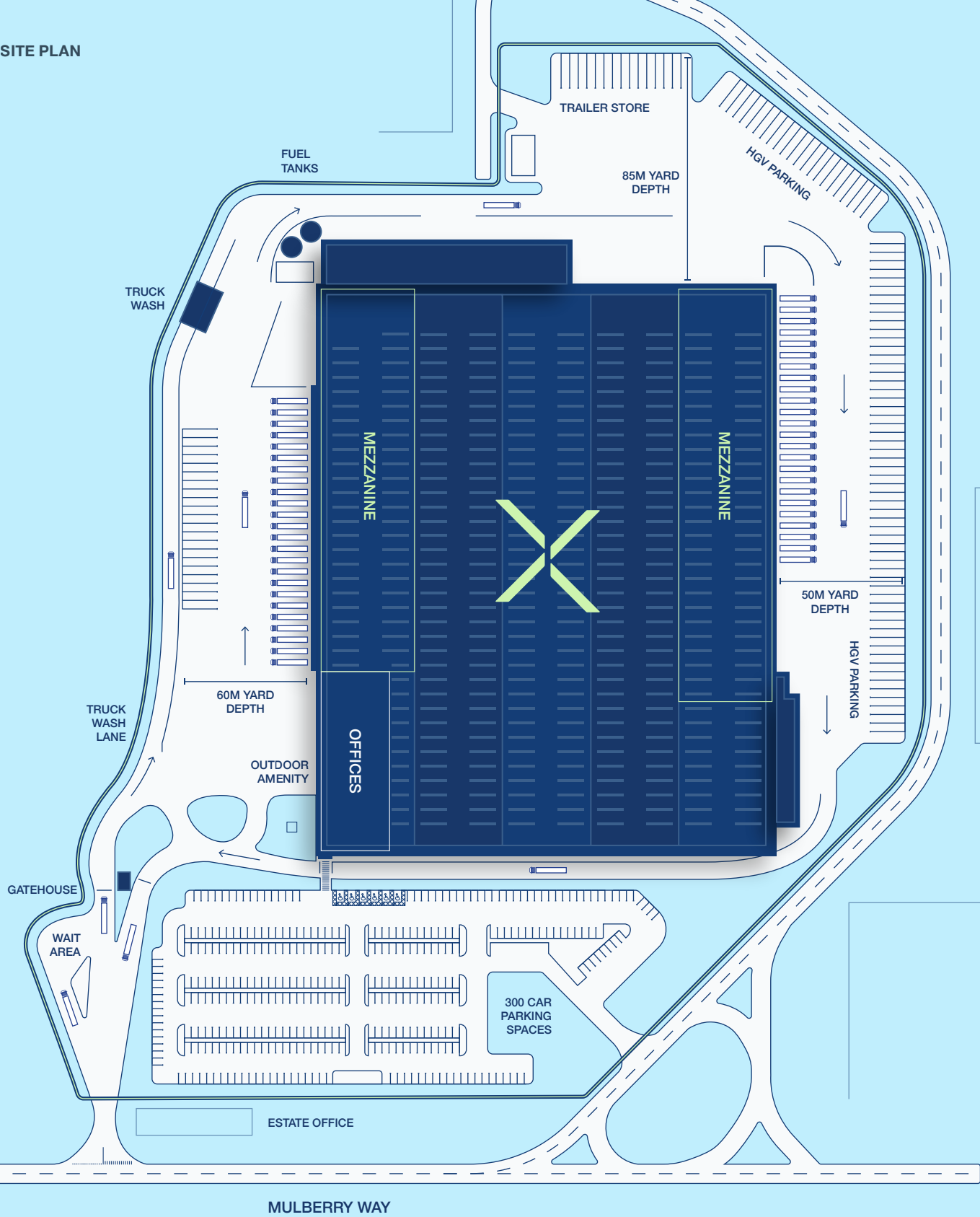
Canteen Area
for Staff



Fully Secure Site
Including Gatehouse



SITE PLAN



Floor	Area Sq Ft	Area Sq M
Third Office	10,900	1012.6
Second Office	10,718	995.7
First Office	15,629	1,452.0
Ground Warehouse	349,826	32,499.9
Total	387,073	35,960.2
Mezzanine	97,778	9,083.9





Powered by people. Driven by talent.

AN ABUNDANT, ACCESSIBLE WORKFORCE

Greater Manchester offers one of the UK’s largest and most dynamic labour catchments. Situated in a high-density population corridor, Heywood 387 sits within a 30-minute drive of over 1.3 million economically active people.

COMPETITIVE OPERATIONAL COSTS

In addition to labour availability, Heywood 387 offers a distinct wage advantage. Average gross weekly pay for industrial and logistics roles in the local area remains highly competitive compared to competing North West hubs.

1.3M+

Economically Active Population
(30-Min Drive)

2.8M+

Total Catchment Population
(45-Min Drive)

12.4%

Local Employment in Transport
& Logistics (Above UK Average)

Exceptional local
workforce availability
combined with
competitive regional
wage rates.

Skilled & economically
active workforce



100,900
Population of Heywood.

15,000
Employed in Manufacturing,
Transport and Storage.

4,900
Actively seeking employment.

Lower weekly wages
than competing hubs



Heywood £689.50

Liverpool £726.70

Lancashire £728.30

Preston £722.40

Trafford Park £748.50

Warrington £782.10

Crewe (Cheshire East) £808.10

Strategically connected. Perfectly placed.

POSTCODE

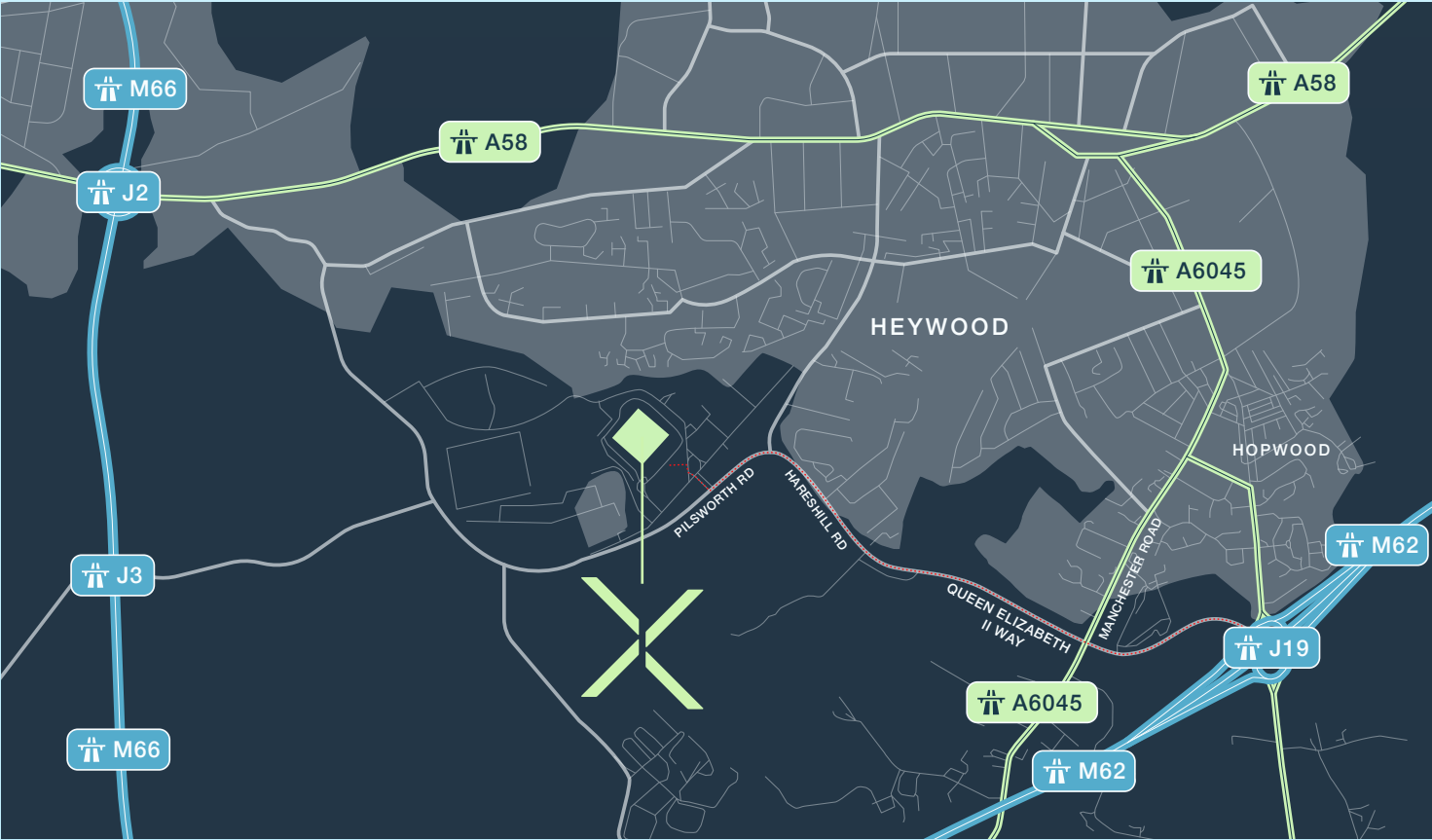
W3W

OL10 2TT

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Heywood 387 combines immediate motorway access with an established industrial ecosystem. Situated moments from the M66, M62, and M60, the site provides seamless connectivity across Greater Manchester, the Trans-Pennine corridor, and major UK ports and freight hubs.

Positioned within the established Heywood Distribution Park, the facility operates within a secure, 24/7 managed industrial setting. Home to many of the UK’s leading logistics and retail brands, the park offers a proven destination to support high-volume supply chains.



- **Excellent Connectivity**
Direct access to the M66, M62 and M60 for streamlined logistics.
- **Industrial Strength**
Positioned within the North West’s logistics corridor.

- **Skilled Workforce**
Access to a strong local labour pool for efficient operations.
- **Move Inventory Faster**
With a cross-dock design, inventory can be back on the road faster.

LOCATION



KEY DESTINATIONS

Drive Times	Minutes	Miles
M66 J3	4	1
M62 J19	6	2.5
M60 J18	7	3.8
Manchester Centre	25	9
Leeds City Centre	48	36

DISTRIBUTION

Drive Times	Minutes	Miles
Trafford Freight Hub	25	16.0
Manchester Airport	35	23.0
Liverpool Airport	45	37.0
Port of Liverpool	55	39.0
Leeds Airport	1 Hr	42.0

EPC

The property has an energy performance rating of EPC C59.

PLANNING

The property is situated within Heywood Distribution Park and is not subject to planning restrictions.

USAGE

Use Class B8 Storage or Distribution.

RATEABLE VALUE

£2,930,000.

TENURE

The existing lease expires in March 2028. The premises are available by way of sublease, assignment or a new lease, subject to terms.

Heywood 387



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