



# INDURENT

## HEYWOOD DISTRIBUTION PARK

OL10 2TT  
///LIVE.TALL.TIMING

NEW BUILD WAREHOUSE FACILITY  
WITH ADDITIONAL OPEN STORAGE

H510: 509,697 SQ FT (47,352 SQ M)

Available from Q4 2026



Indicative image from Indurent Park Chippenham



Strategically located  
1.5 miles from M62 (J19).

Targeted BREEAM Excellent.  
Top 10% of UK warehouses  
for sustainability.

Warehousing that Works.



# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further.

Indurent Park Heywood 510 is a high quality, sustainable warehouse that will deliver benefits for your business, your people and the environment.

## An ideal location.

Set within Indurent Heywood Distribution Park (IHDP), which provides a secure, landscaped business park environment in a highly strategic location.

Occupiers will benefit from a prime location, which allows rapid, easy access to the entire North West region and the Trans Pennine motorway network. It puts every major population centre from London to Edinburgh within a four-hour drive and 20 million people within two hours.



Smart LED lighting in the office and core helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Targeting BREEAM Excellent which places this unit in the top 10% of warehouses in the UK for sustainability.



With a target EPC A+ rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.





# Why choose Heywood?



Manchester Airport, just 26 miles away, is home to the World Freight Terminal, the largest in the UK outside of London.



Part of an established and popular business park, with renowned occupiers.



Easy access to Manchester Ship Canal and Port of Liverpool, two dynamic international trading centres forming a single 44-mile seaway to the heart of the UK.



Prime location and connectivity: Just 9 miles from Manchester City Centre.



M66, J4

M66, J3

M66, J2

INDURENT HEYWOOD 510

M62, J19

QUEEN ELIZABETH II WAY



Warehousing that Works.



# Health & Wellbeing.

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.



## Park appearance.

An on-site team is responsible for maintaining the park including: litter picking, grass cutting, hedge trimming and seasonal planting.

## Areas to relax in.

Families of ducks, moorhens and geese call the beautiful landscaped ponds home. Around these areas outdoor seating can be found, perfect for unwinding at break times or meeting with colleagues in the fresh air.

## Fruit trees.

Numerous fruit trees have been planted around the park, allowing park tenants the opportunity to pick some of the pieces that grow for a healthy snack whilst out on break.

## Wildlife.

Outside of the ponds, Heywood Distribution Park also attracts various birds and wild animals, including some deer. As new wildlife is found or discovered, every effort is taken to reduce the disturbance to the surrounding area. The park even has its own 12 beehives, with a proportion of the sales of honey going to charity.

## Fitness areas.

A new outside fitness area has been set up near one of the ponds for tenant use. Pathways and walkways around the park have been greatly improved, allowing tenants to get active during their breaks whether for a quick 5-minute stroll or to spend their entire lunch exploring the park.

## 24/7 security.

With enhanced 24/7 security, employers and employees can feel safe in the distribution park.







## POPULAR LOCATION FOR LOGISTICS.

1 in 5 logistics businesses in Greater Manchester are in Rochdale.



## HIGHLY SKILLED WORKFORCE.

1.6 million talented people within 30 minutes drive time.



## ROOM FOR GROWTH.

10 million square foot of employment land will be available over the next 20 years.



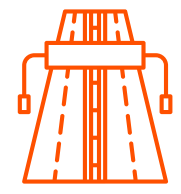
Source: [investinrochdale.co.uk](http://investinrochdale.co.uk)



Warehousing that Works.



# You're well-connected.



## MOTORWAYS

M66 (J3)	1 mile
M62 (J19)	1.5 miles
M60 (J18)	3.7 miles



## MAJOR CITIES/TOWNS

Manchester City Centre	9 miles
Leeds	36 miles
Sheffield	50 miles



## AIRPORTS

Manchester City Airport	26 miles
Leeds Bradford Airport	37 miles
Liverpool John Lennon Airport	38 miles



## PORTS

The Manchester Ship Canal	26 miles
Port of Liverpool	44 miles

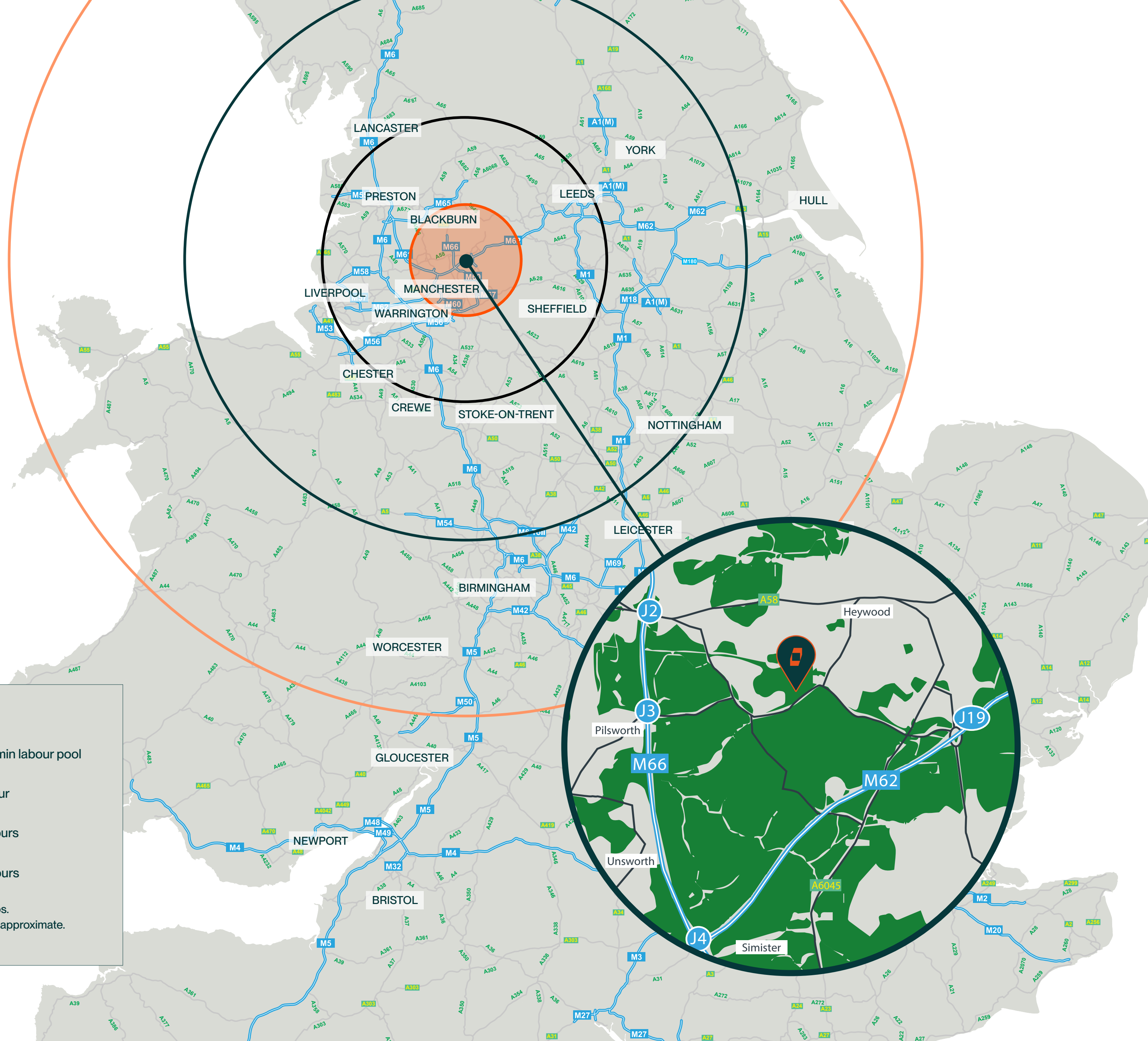


Warehousing that Works.

**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.





# Schedule of accommodation.

HEYWOOD 510		
WAREHOUSE AREA	469,110 SQ FT	43,582 SQ M
GROUND FLOOR CORE	902 SQ FT	84 SQ M
1ST / 2ND FLOOR OFFICES	24,154 SQ FT	2,244 SQ M
TRANSPORT OFFICE	3,274 SQ FT	304 SQ M
GATEHOUSE	262 SQ FT	24 SQ M
MEZZANINE / AMENITY DECK	11,995 SQ FT	1,114 SQ M
<b>TOTAL</b>	<b>509,697 SQ FT</b>	<b>47,352 SQ M</b>
LOADING DOCKS	38	
EURO DOCKS	2	
LEVEL ACCESS LOADING DOORS	4	
INCOMING POWER SUPPLY	5 MVA (UP TO 19 MVA AVAILABLE)	
CLEAR INTERNAL HEIGHT	18 M	
FLOOR LOADING	75 kN/SQ M	
HGV PARKING	69	
CAR PARKING	479	
ELECTRIC CAR CHARGING POINTS	48	

All floor areas are approximate gross internal areas. \*Subject to final plan.



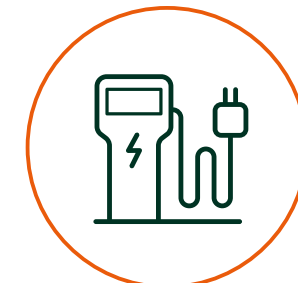
Targeted BREEAM (2018) EXCELLENT accreditation



EPC A+ rated



Unrestricted 24 hour access / use



EV car charging



Planning consent for B1c / B2 / B8 uses



Enhanced specification first floor offices and reception areas



Landscaped outdoor staff areas

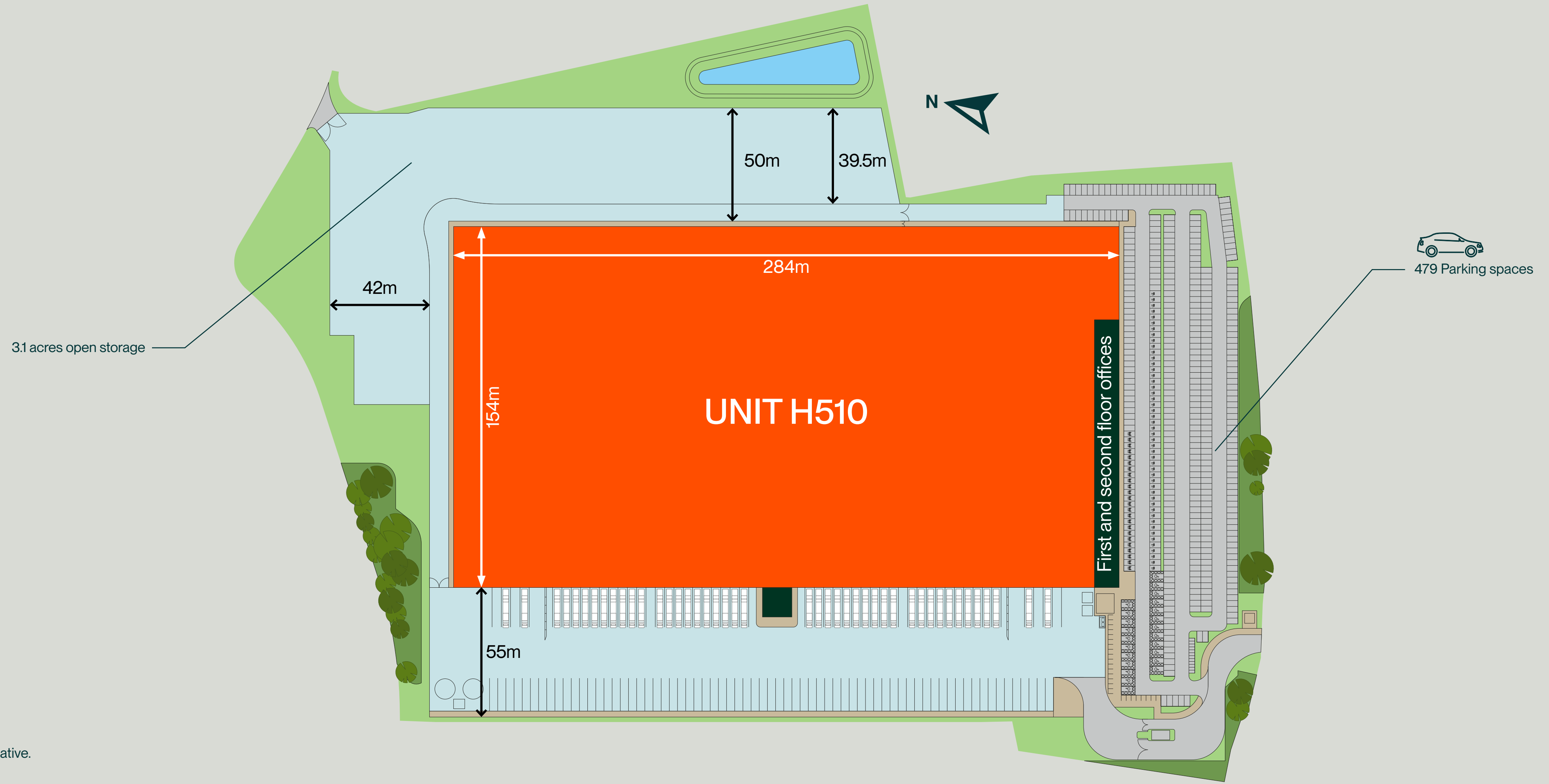


5 MVA available with up to 19 MVA of spare capacity





# Unit H510 siteplan.



Siteplan is indicative.



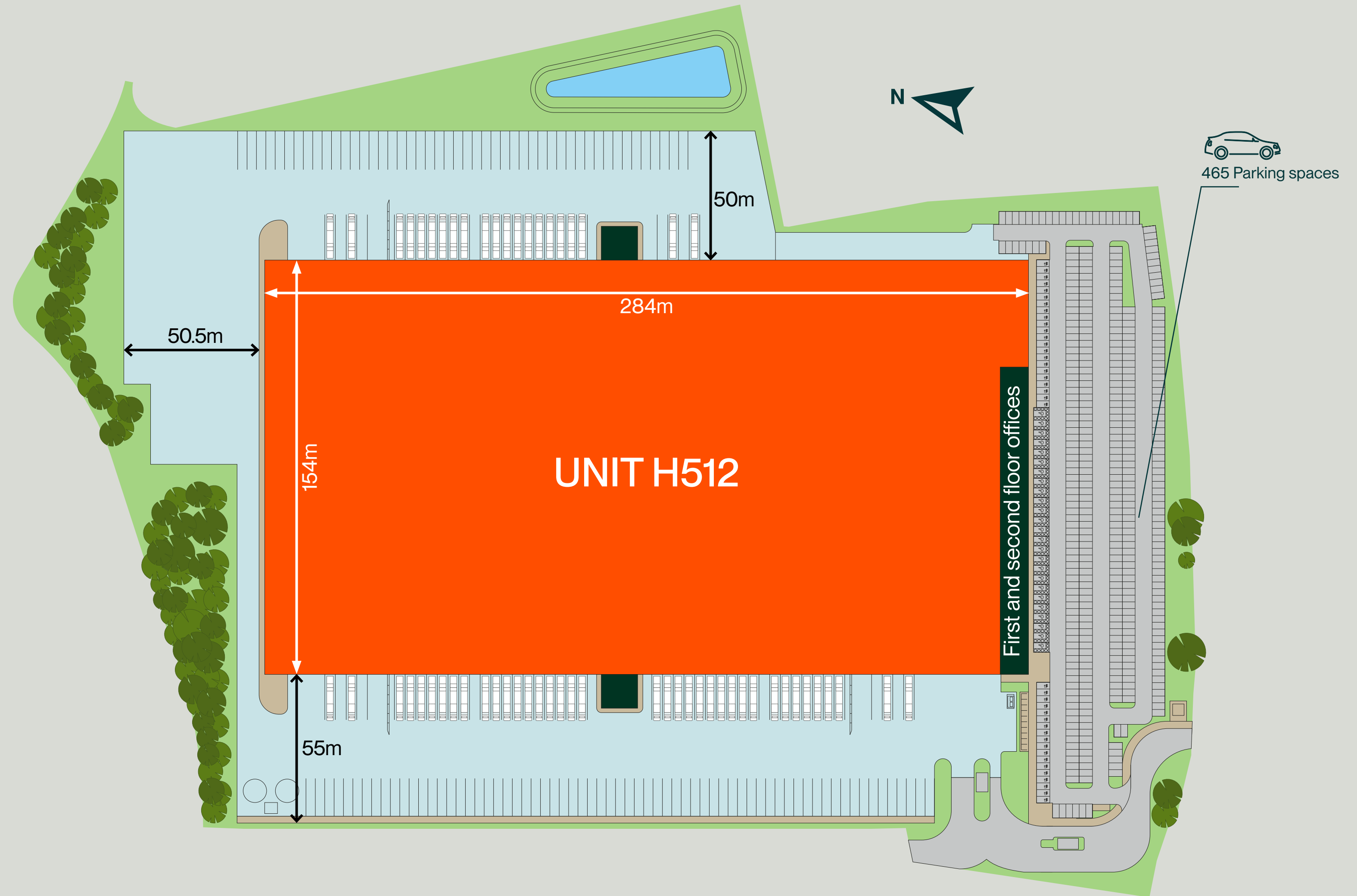
Warehousing that Works.



# H512 alternative cross dock unit siteplan.

HEYWOOD 512		
WAREHOUSE AREA	469,934 SQ FT	43,658 SQ M
GROUND FLOOR CORE	840 SQ FT	78 SQ M
1ST / 2ND FLOOR OFFICES	23,539 SQ FT	2,187 SQ M
TRANSPORT OFFICE	6,000 SQ FT	557 SQ M
GATEHOUSE	262 SQ FT	24 SQ M
MEZZANINE / AMENITY DECK	11,769 SQ FT	1,093 SQ M
TOTAL	512,343 SQ FT	49,597 SQ M

All floor areas are approximate gross internal areas. \*Subject to final plan.



Siteplan is indicative.



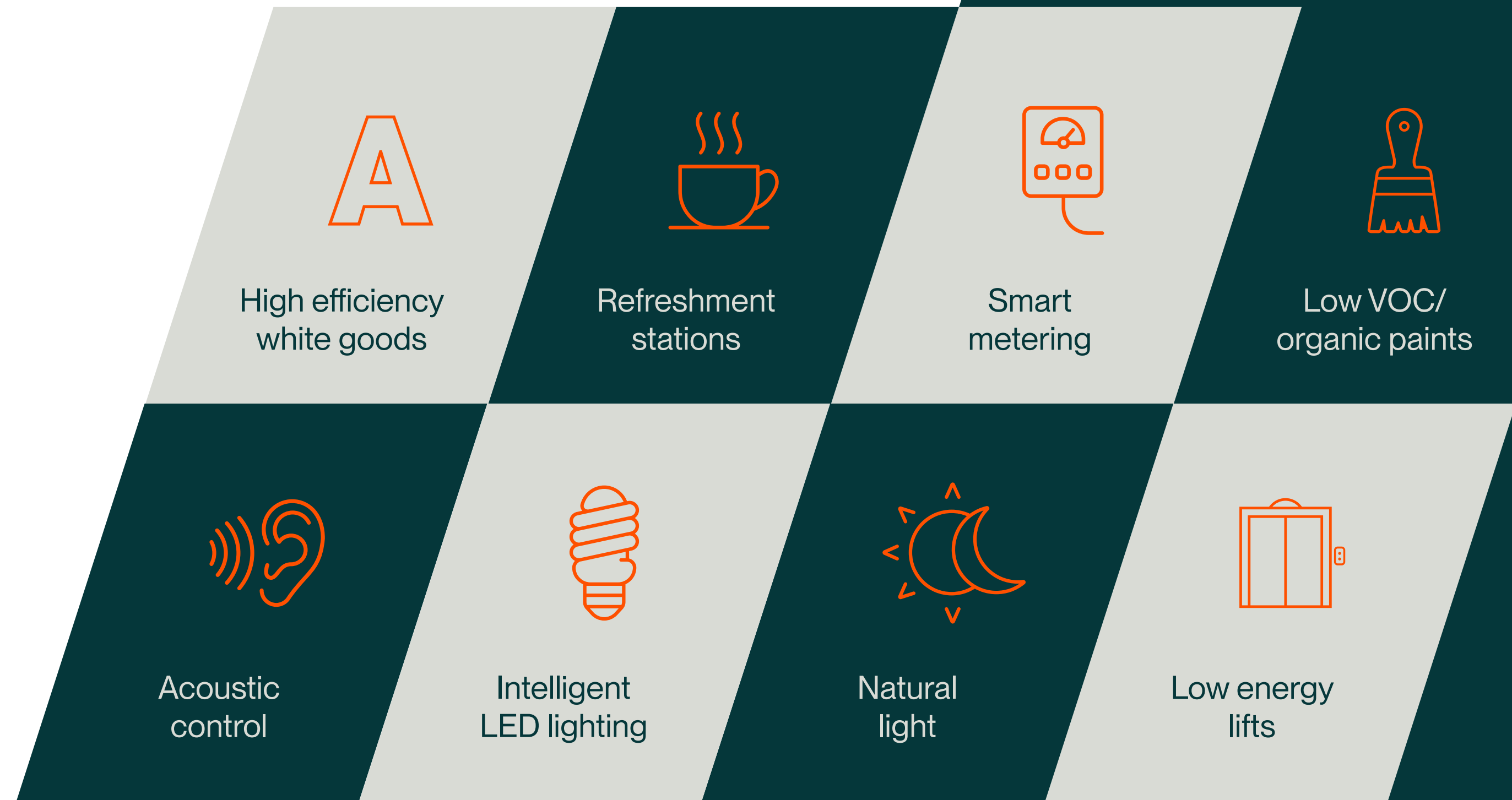
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded







# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.





**ROBERT RICHARDSON**

*Development Director*

📞 07834 791 261

✉ robert.richardson@indurent.com



**ADAM HALEY**

*Director Head of Leasing*

📞 07886 073 594

✉ adam.haley@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. September 2025. TBDW 06680-02.



Andrew Lynn  
M: 07795 107 469  
E: andrew.lynn@dtre.com

Jack Weatherilt  
M: 07920 468 487  
E: jack.weatherilt@dtre.com



Steve Johnson  
M: 07771 888 363  
E: steve@b8re.com

Will Kenyon  
M: 07802 869 279  
E: will@b8re.com