



Unit M1

Heywood Distribution Park, Heywood, OL10 2TT

**Available at an economical
rent**

101,243 sq ft
(9,405.78 sq m)

- Steel portal frame
- Dock and level access
- Consent for B1(c), B2 and B8 uses
- 24/7 on-site security & CCTV
- Fully heated & LED lighting throughout warehouse
- Up to 8m eaves height
- Fully fitted offices
- Excellent access to M66 / M62 / M60

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Description

TO LET

High-bay Industrial / Warehouse Unit

101,243 sq ft

Unit M1 Heywood provides a high bay industrial / warehouse unit constructed of steel portal frame, benefitting from both drive in and dock level access. The unit offers flexible industrial space ideal for a range of business uses, with modern amenities including CCTV, a well-maintained estate, and 24/7 security.

SPECIFICATION

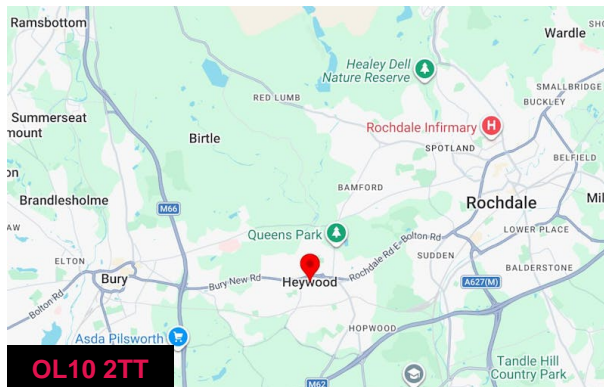
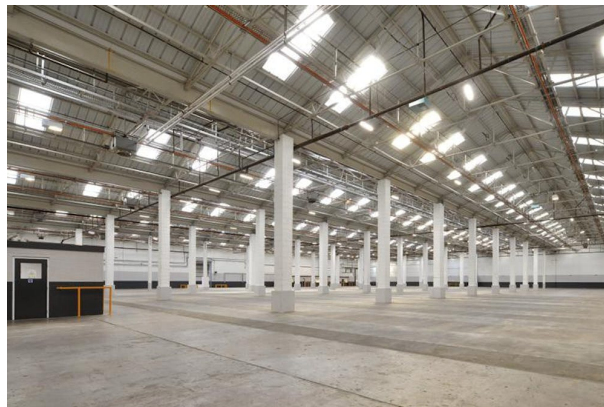
- Metal sheet roof installed
- Fully sprinklered
- Fully heated warehouse with LED lighting
- Up to 8m eaves height
- 3 dock loading doors (potential for additional)
- 4 level access loading doors
- Fitted offices
- Consent for B1(c), B2 and B8
- Dedicated car parking
- Welfare facilities

Location

LOCATION

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Strategically located just 1 mile from Junction 3 of the M66 and within 3 miles of Junctions 18 and 19 of the M62, the estate offers excellent transport links to Manchester, Cheshire, and the wider region. With major occupiers such as B&M and Wincanton, and access to amenities like a Travelodge and Starbucks, Heywood Distribution Park is one of the key logistics and industrial locations in the region.



Summary

Available Size	101,243 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information

Will Kenyon

01925 320520 | 07802 869279

will@b8re.com