

Proposed New Warehouse

Unit B, Birch Business Park, Whittle Lane, Heywood, OL10 2SX.



To Let

Unit B

Birch Business Park, Heywood, OL10 2SX

- Available Q2 2023
- New-build
- 87,762 sq ft warehouse on a 5.03-acre site
- 12m to U/S Haunch
- Large Secure Yard
- Fast & easy access to Manchester.
- 3-storey office content

Contact Us

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Proposed Warehouse Heywood

Location

Birch Business Park is strategically located on the prime M62 corridor north of Manchester.

The local areas of Rochdale, Heywood and Bury provide excellent accessibility and an ample labour supply, providing needs of business in all sectors for white- and blue-collar workers.

Description

The property will be a new-build detached industrial unit of steel portal frame construction benefitting from the following salient features:

Warehouse:

- Clear span structure of 30m, overall width 60m, length 128m
- Profiled Cladding System
- 12m to U/S Haunch
- 200 KvA power
- Slab loading 65 kN/m²
- Capable of supporting racking loads of 105.6 kN on suitable base plate
- Slab flatness to FM2
- 3 Level Access Doors (5m high by 4m wide)
- 4 Dock Level Loading Doors (3m high by 3m wide)
- 2 Euro Dock Loading Doors (4m high by 3m wide)
- Power-floated slab with applied sealer/hardener finish during slab curing
- 10% Translucent Roof Lights
- Warehouse WC

Offices:

- Glazed Reception Area
- 3 Storey office accommodation
- VRF heating and comfort cooling with MVHR ventilation
- Male, Female and Disabled WCs
- Carpet floor coverings

External:

- 89 Car Parking Spaces
- 7 Trailer Parking Spaces
- External Lighting

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

	SQ FT	SQ M
Warehouse	81,125	7,536
Warehouse WC	415.5	38.6
GF Office	1,020	94.8
FF Office	2,600	241.6
SF Office	2,600	241.6
Total GIA (approx.)	87,762.12	8,153.3

Proposed Warehouse Heywood

Legal Costs & LBTT

Each party will be responsible for bearing their own legal costs in any transaction.

Terms On application.

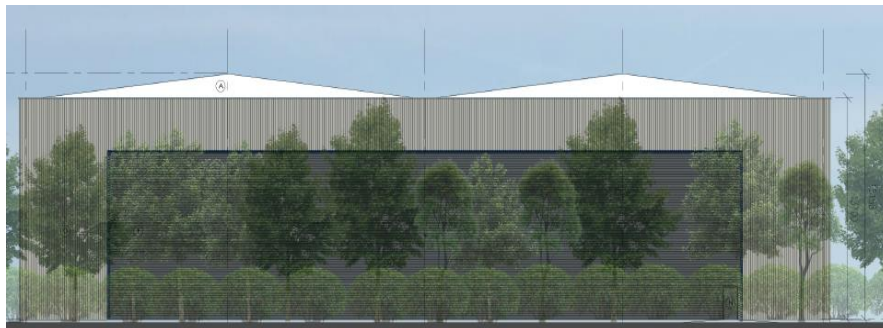
Entry Upon conclusion of legal missives.

EPC Energy Performance Rating to be confirmed.

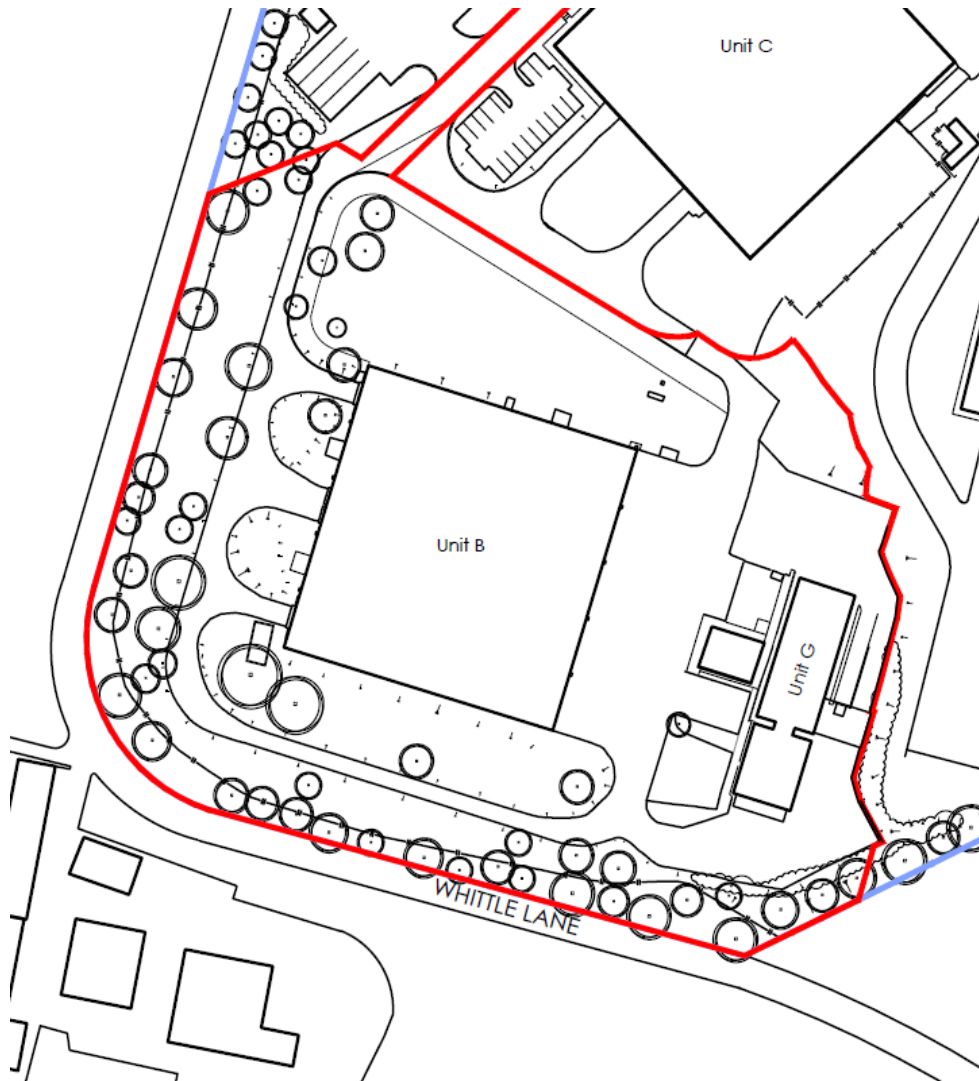
VAT All prices and other costs quoted exclusive of VAT.



South East Elevation



North West Elevation



Viewing / Further Information

For further information or to arrange a viewing please contact:

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