

TO BE EXTENSIVELY REFURBISHED
Ready for occupation Q2 2024

TO LET

43,123 SQ FT (4,006 SQ M)

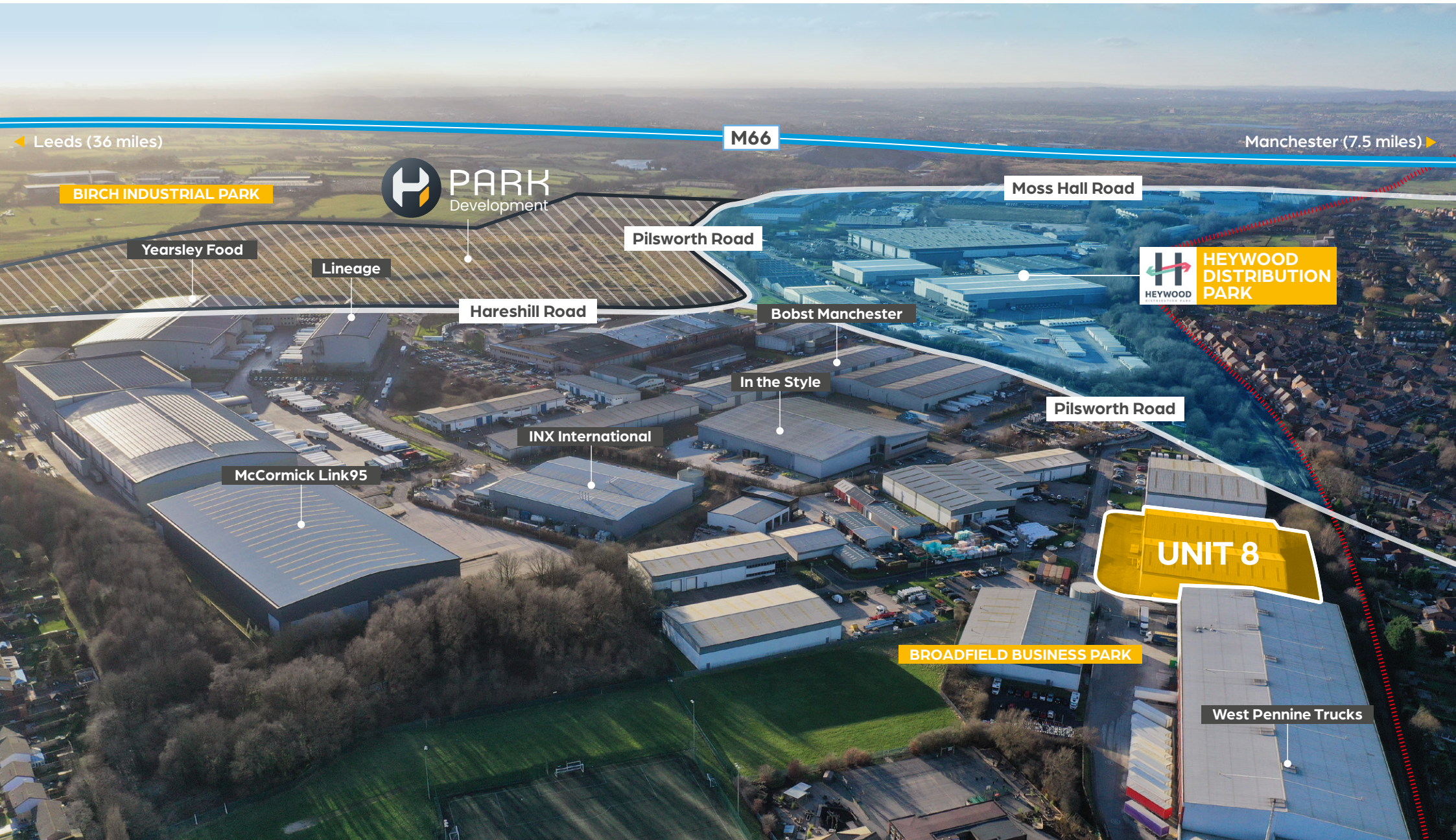
UNIT 8

BROADFIELD BUSINESS PARK

HEYWOOD | OL10 2TA

ENTER ▶

CBRE



Leeds (36 miles)

M66

Manchester (7.5 miles)

BIRCH INDUSTRIAL PARK



Moss Hall Road



Yearsley Food

Lineage

Pilsworth Road

Bobst Manchester

Hareshill Road

In the Style

Pilsworth Road

INX International

McCormick Link95

UNIT 8

BROADFIELD BUSINESS PARK

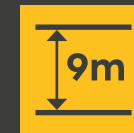
West Pennine Trucks



Specification



Detached modern industrial unit



9.0 metre internal eaves height



Solid concrete flooring



2 x level access doors and 2 x dock level loading doors



Large self-contained and fenced yard



Separate car parking with dedicated entrance (40 spaces)

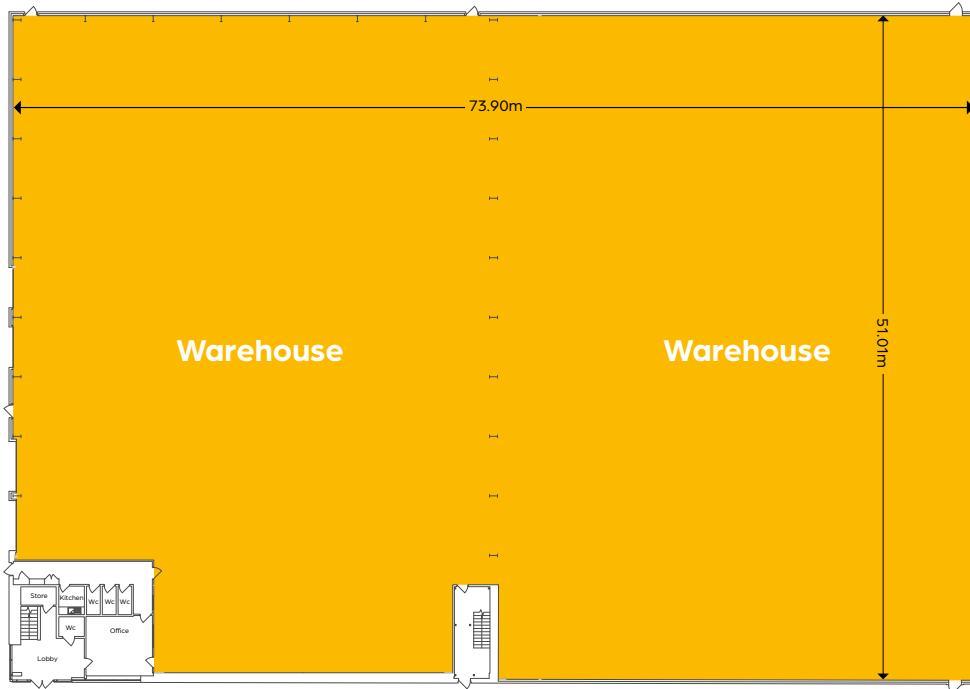


Ground floor lobby and modern office accommodation on first floor

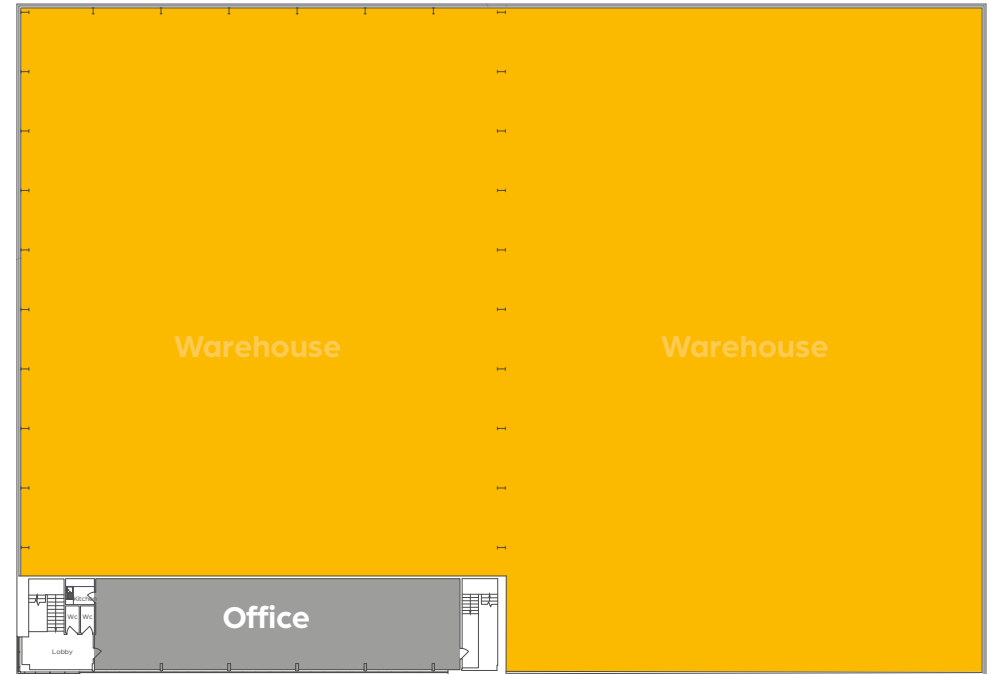


500KVA power supply

Accommodation



Ground Floor



First Floor

	GIA (Sq Ft)	GIA (Sq M)
Warehouse	39,180	3,752.4 sq m
Ground Floor Lobby/Amenity Block	1,210	112.41
Office (1st Floor)	2,733	253.9
Total GIA	43,123	4,006

Subject to final measured survey.

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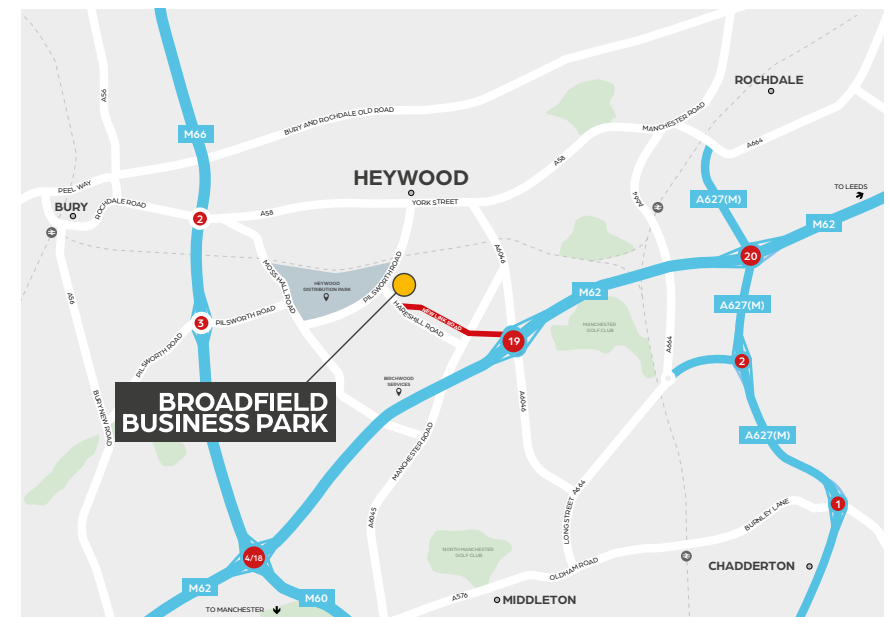
Location



The estate is located in Heywood which lies approximately 7.5 miles to the North of Manchester city centre.

Heywood is north Manchester's key industrial/logistics location served by the trio of motorways M60 / M62 / M66

Broadfield Business Park is situated just 1.9 miles from J3 of the M66 motorway and only 4 miles from the M60/M62 interchange.



Manchester
7.5 miles



M66 (J3)
1.9 miles



M60/M62
4 miles



Further Information

Rent

Rent on Application.

Rates

Interested parties are recommended to make their own enquiries of the relevant local authority regarding rates payable.

EPC

A new EPC will be obtained following the refurbishment of the building.

Contacts

For further information, or to arrange a viewing, please contact the CBRE team below:

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CBRE

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