

TO LET
INDUSTRIAL / WAREHOUSE FACILITY
7,752 SQ FT (720 SQ M)



B8, HEYWOOD DISTRIBUTION PARK MANCHESTER

OL10 2TT///CAKES.SILENT.RACKS



Excellent access to
motorway M66/M62/M60



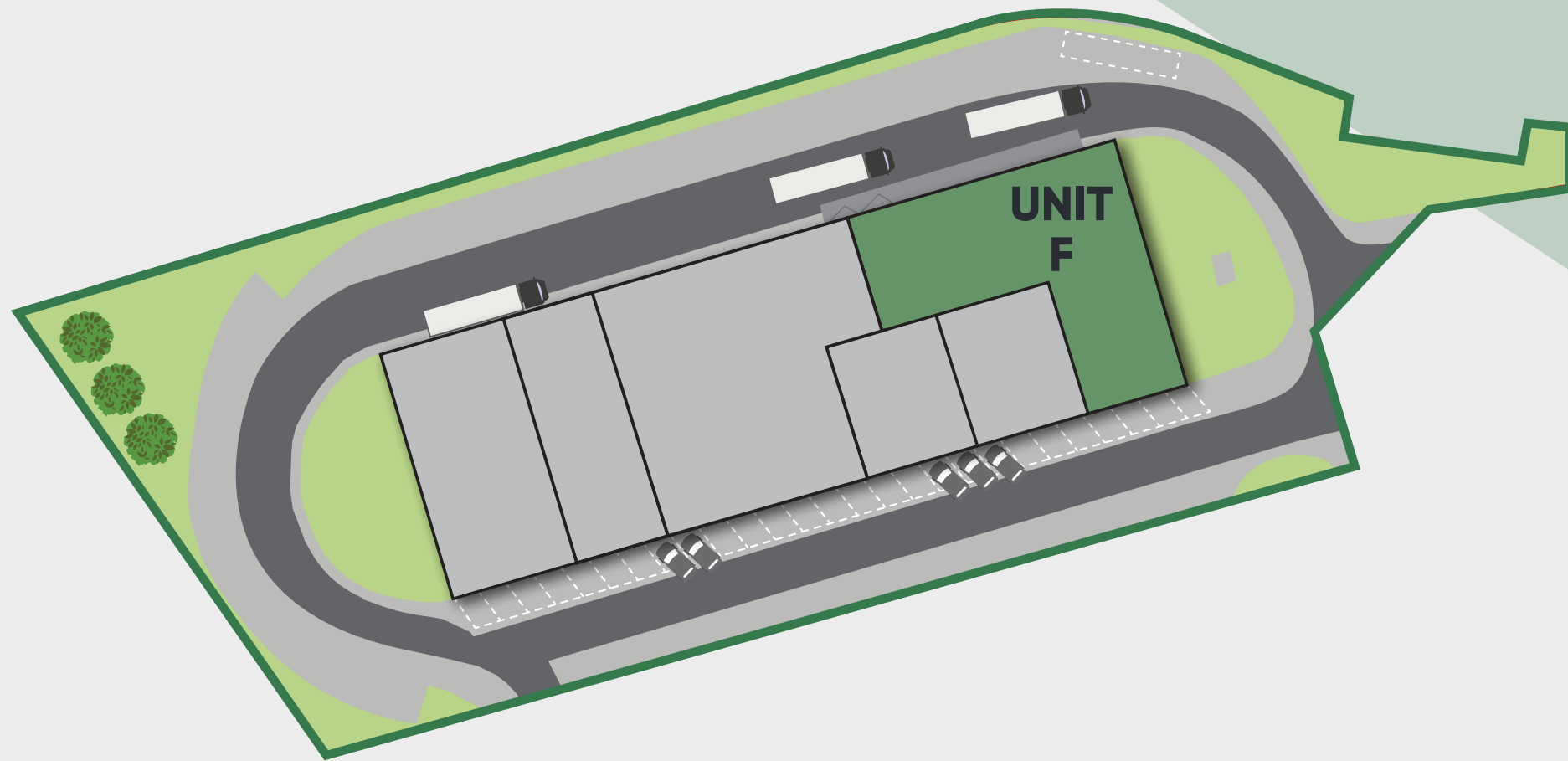
Modern distribution facility



On site security & CCTV



**ST.MODWEN
LOGISTICS**



 Fully secure estate with 24/7 security


 Eaves height 5.65m

 Drive in loading doors

 Dedicated car parking

 Consent for B1(c), B2 and B8 uses

 Fully fitted office

 Tailgate loading to Unit C and Unit F only



UNIT B8
INDUSTRIAL/WAREHOUSE UNIT
7,752 SQ FT (720 SQ M)



MASTERPLAN

HEYWOOD DISTRIBUTION PARK IS LOCATED JUST ONE MILE EAST OF JUNCTION 3 OF THE M66 AND WITHIN ONE & A HALF MILES OF JUNCTION 19 OF THE M62.

This prime location 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.



DRIVE TIMES

CITIES/TOWNS

MANCHESTER CITY CENTRE	9 miles
LEEDS	36 miles
SHEFFIELD	50 miles
BIRMINGHAM	100 miles
LONDON	130 miles

MOTORWAYS/ROADS

M66 (J3)	1 miles
M62 (J19)	2.5 miles
M60 (J18)	5.4 miles

AIRPORTS


MANCHESTER	10 miles
LIVERPOOL	48 miles

Manchester is the preferred distribution hub for global companies like Adidas; Argos; JD Sports; Kellogg's; L'Oréal; Next; Office Depot; Procter and Gamble; and major logistics firms like Kuehne & Nagel and Wincanton. It has more motorways than any other UK city and more motorway junctions.

Manchester Airport is home to the World Freight Terminal, the largest in the UK outside London.

The Manchester Ship Canal and Port of Liverpool are two dynamic international trading centres forming a single 44 mile seaway to the heart of the UK.



 **HEYWOOD DISTRIBUTION PARK** provides a secure, landscaped business park environment in a **highly strategic location**. With Ten motorways, 50 motorway junctions, rail and air freight terminals Manchester provides millions of customers on your doorstep and most of the UK in a four-hour drive.



J3 M66

MOSS HALL ROAD

UNIT B8

KITE PACKAGING

MACFARLANE PACKAGING

GREAT BEAR DISTRIBUTION

ENVAIR

FOOT ASYLUM

MILLERS VANGUARD

DOODLE PRODUCTS

ARGOS

HEYWOOD DISTRIBUTION PARK

JAMES CARGO

MORAN LOGISTICS

IRON MOUNTAIN

ENTRANCE

ECO SCAPE

IRON MOUNTAIN

MARTIN BROWER

HIGHLY SECURE 200 ACRE
DISTRIBUTION PARK
IN A STRATEGIC MOTORWAY LOCATION



PILSWORTH ROAD

HEYWOOD LINK ROAD

J19 M62



B8, HEYWOOD DISTRIBUTION PARK MANCHESTER

M66/M62/M60

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@heywooddistributionpark f Heywood_Park X Heywood_Park

For further information, current availability and arrangements to view the properties please contact the joint agents;

B8
0161 375 6000
www.b8re.com

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

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

CBRE
+44 (0)161 455 7666
www.cbre.co.uk

Stephen Capper
M: 07825 862 770
E: stephen.capper@cbre.com

DTRE
0161 549 9760
www.dtre.com

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

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

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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. February 2024.
RB&Co 0161 833 0555. www.richardbarber.co.uk

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