

TO LET

INDUSTRIAL / WAREHOUSE FACILITY

5,629 SQ FT (523 SQ M)



B12, HEYWOOD DISTRIBUTION PARK MANCHESTER

OL10 2TT///BOOM.KICKS.DETAIL



Excellent access to
motorway M66/M62/M60



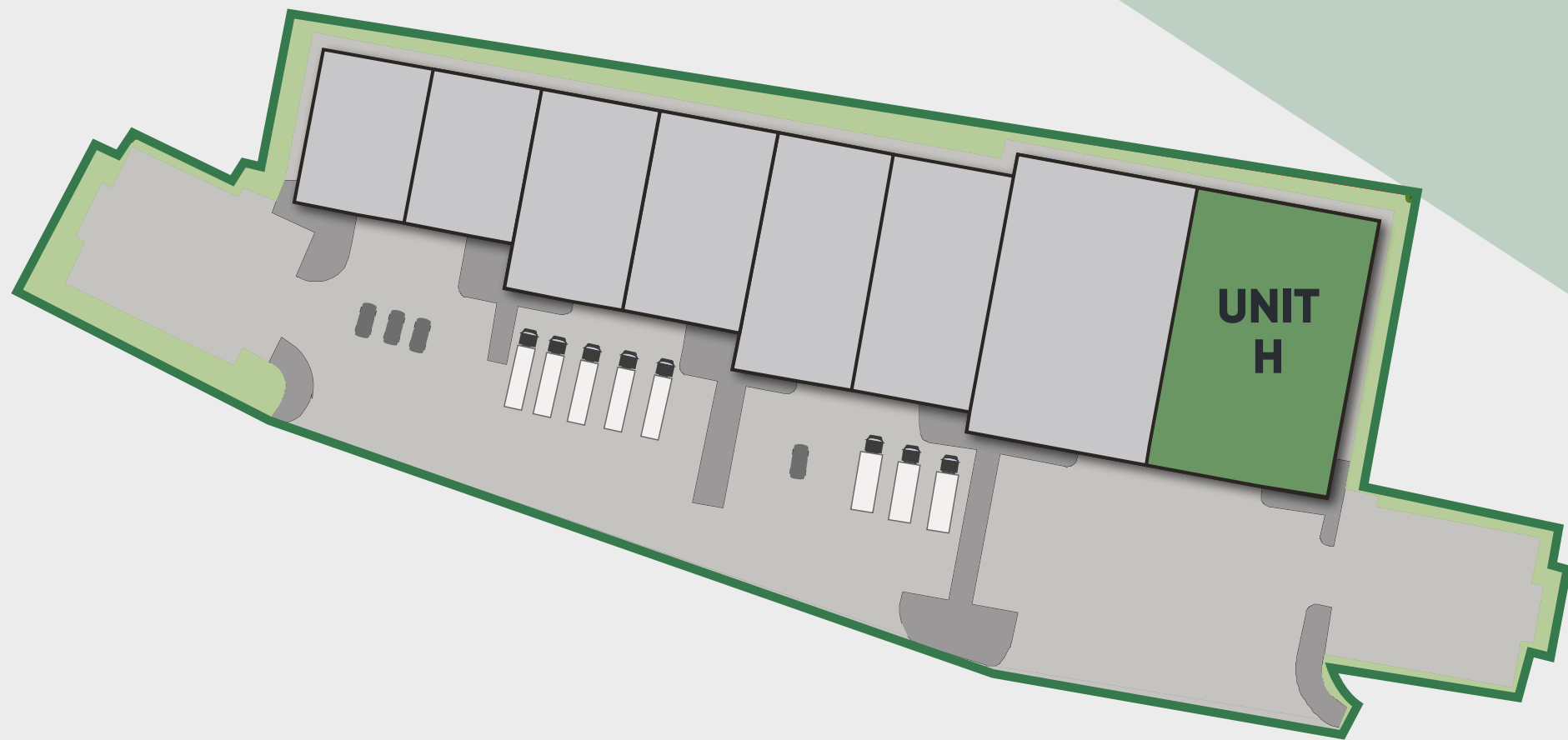
Modern distribution facility



On site security & CCTV



**ST. MODWEN
LOGISTICS**



Large concrete loading apron



50kN/sq m floor loading



Eaves height 7m



Drive in loading doors



Dedicated car parking



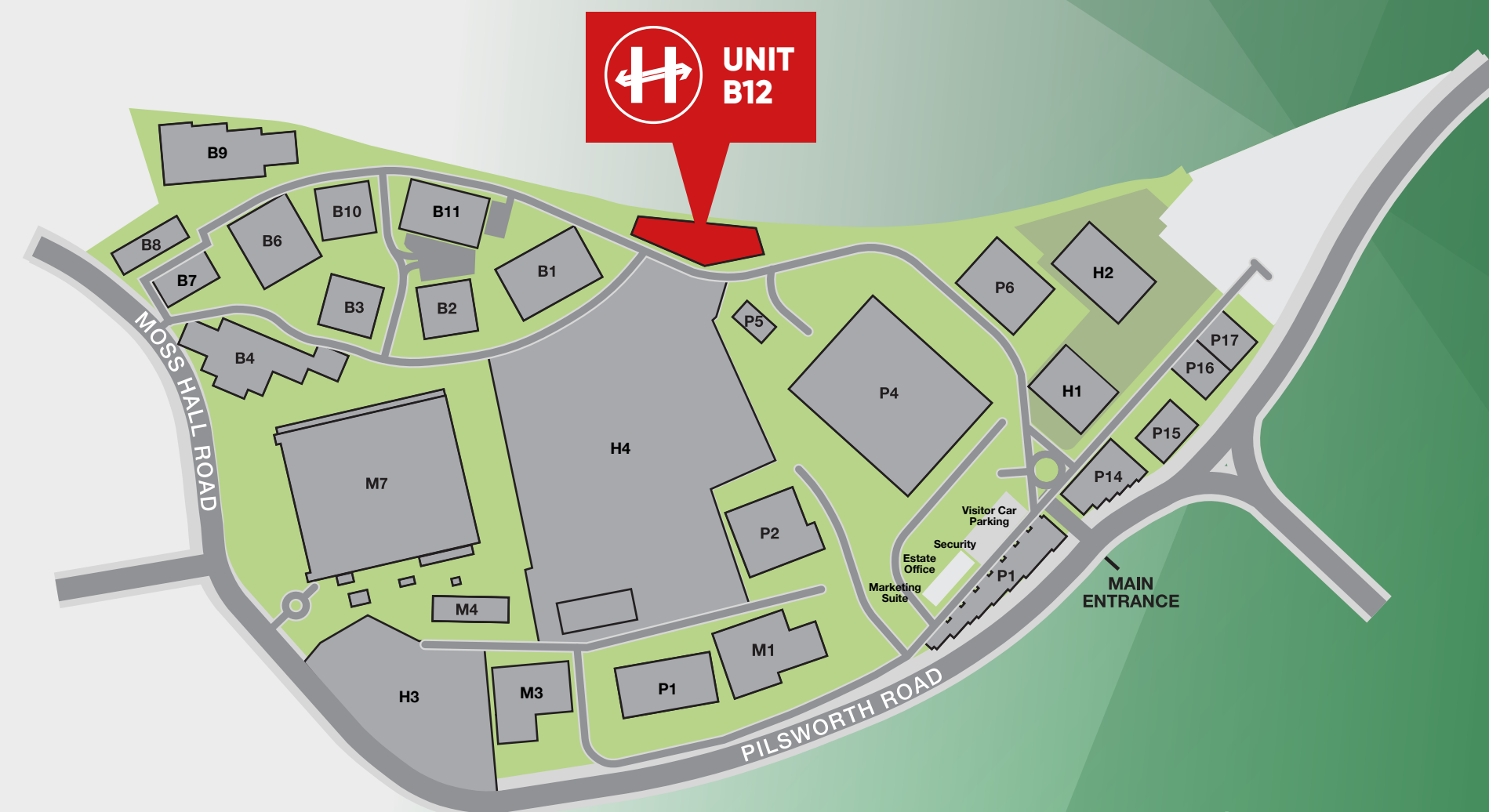
Consent for B1(c), B2 and B8 uses



Fully fitted office with perimeter trunking



Cat II lighting



UNIT B12
INDUSTRIAL/WAREHOUSE UNIT
5,629 SQ FT (523 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

MACFARLANE PACKAGING

KITE PACKAGING

GREAT BEAR DISTRIBUTION

ENVAIR

FOOT ASYLUM

MILLERS VANGUARD

UNIT B12

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



**B12, HEYWOOD
DISTRIBUTION PARK
MANCHESTER**

M66/M62/M60

OL10 2TT///BOOM.KICKS.DETAIL

📷 @heywooddistributionpark 📌 Heywood_Park ✂️ Heywood_Park

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

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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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