

# M1 heywood

HEYWOOD DISTRIBUTION PARK ■ OL10 2TT

Canmoor



Industrial/warehouse unit close to  
M66 Junction 3

101,245 sq ft (GEA) **TO LET**

- M66 J3 - 1 mile
- M62 J19 - 2.3 miles
- Central Manchester - 9.6 miles
- Available immediately

# MANCHESTER

[www.canmoor.com/heywood](http://www.canmoor.com/heywood)

# M1 heywood

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M66 J2 - 1.7 miles | M62 J19 - 2.3 miles | Heywood - 1.7 miles | Bury - 3.8 miles | Central Manchester - 9.6 miles



Sat Nav Ref  
OL10 2TT

## Description

**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 has been refurbished and is fully sprinklered and has the ability to extend the existing external yard up to 1.35 acres.

Interested parties should contact Rochdale MBC for rates payable: 01706 647474

Heywood Distribution Park is one of the best known industrial and distribution estates in the North West. The Park comprises over 2 million sq ft of built space within a secure site of approximately 200 acres. It offers a range of existing modern and refurbished units from 1,900 sq ft to over 130,000 sq ft with build to suit opportunities up to 530,000 sq ft. The estate benefits from award winning 24/7 security and is set within an attractive, landscaped environment.

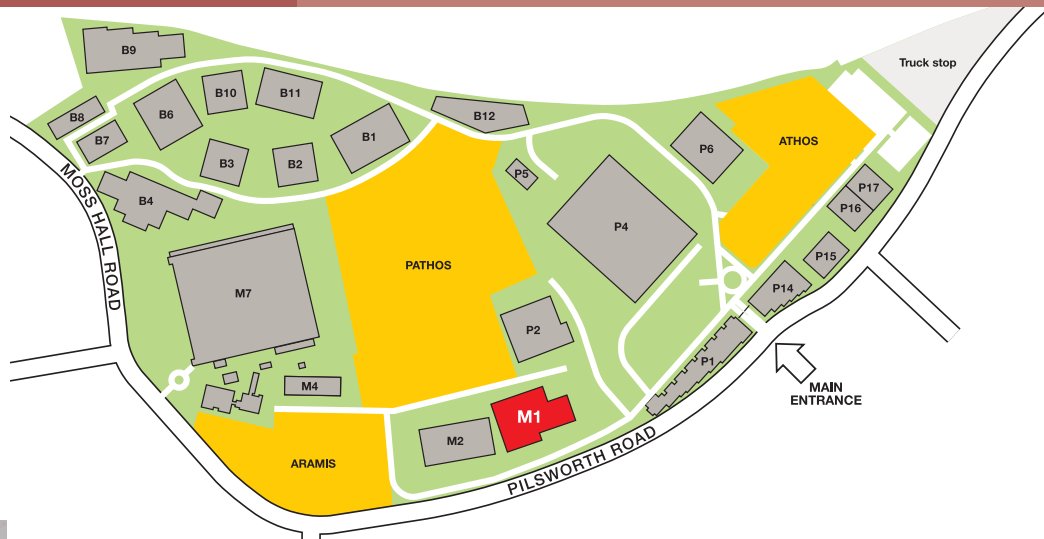
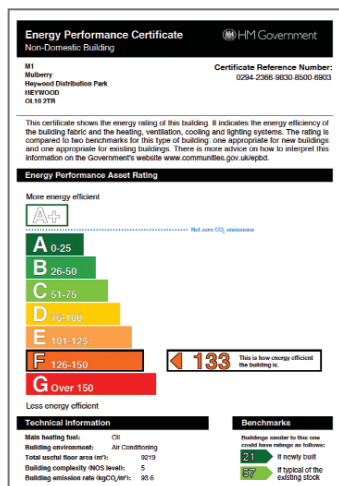
## Specification

- Fully sprinklered
- Fully heated and lit warehouse
- Eaves height up to 8m
- 3 dock level & 4 level access loading doors
- Partially racked
- Fitted offices
- Consent for B1(c), B2 and B8 uses
- Dedicated car parking spaces

## Unit M1 accommodation

	sq ft	sq m
Warehouse	99,422	9,236.60
Ground Floor Offices	1,823	169.36
<b>Total (GEA)</b>	<b>101,245</b>	<b>9,405.96</b>

## EPC



Further information contact Hazel Lambert: 0161 848 1005 at Canmoor or our joint sole agent:



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