

**Unit 4, Broadfield Business Park, Pilsworth
Road, Heywood, OL10 2TA**



**Modern Warehouse Unit
15,752 sq. ft (1,463.29 sqm)**



Self Contained Secure Yard



Open plan warehouse



23 Car Parking Spaces

For further information please contact:

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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

Description

- The property comprises an industrial property configured to provide warehousing space over ground floor with two storey offices to the front elevation.
- The property is of steel frame construction with metal clad elevations beneath a steel pitched roof.
- The office areas are fitted out to a good specification with suspended ceilings.
- The warehouse has an eaves height of approximately 7 metres.
- There are 2 x level access door with electric up-and-over roller shutters
- The building sits within a self contained yard with 23 car parking spaces

Accommodation

Floor	Use	Area (sq ft)	Area (sq m)
Ground Floor	Warehouse	13,268	1232.66
Ground Floor	Offices	1,285	119.35
First Floor	Offices	1,198	111.28
Total		15,751	1,463.29

Leasehold Terms

Price upon application

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The EPCs have been prepared and are available on request.



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