

TO LET



UNIT P2

HEYWOOD DISTRIBUTION PARK

BAY 1 / BAY 2A, UNIT P2 HEYWOOD DISTRIBUTION PARK,
PILSWORTH ROAD, HEYWOOD, OL10 2TT

39,950 Sq Ft (3,711.36 Sq M)

**MODERN WAREHOUSE UNIT
8.1 METRE EAVES
SPRINKLERED
CONCRETE YARD**

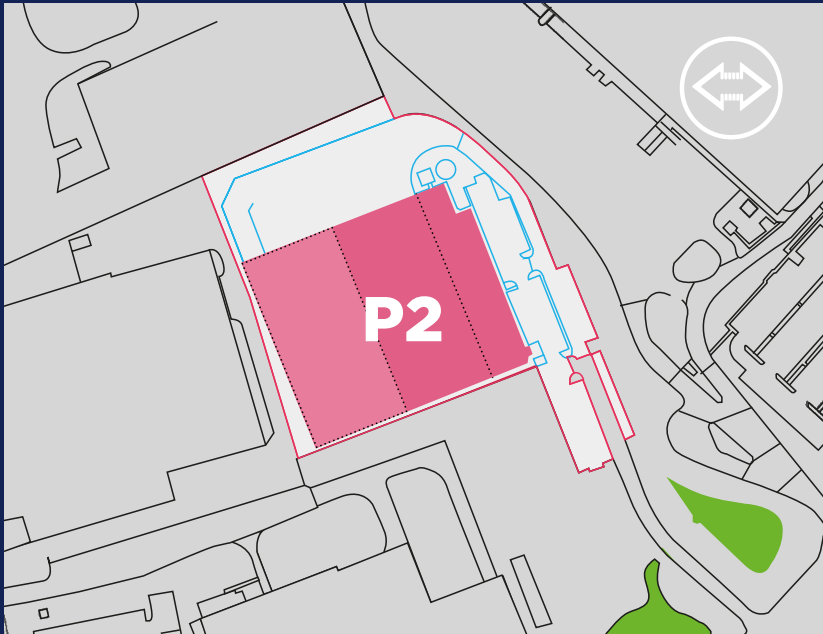




Heywood Distribution Park is located approximately 1 mile East of Junction 3 of the M66 Motorway, and within 2 miles of Junction 19 of the M62 Motorway,

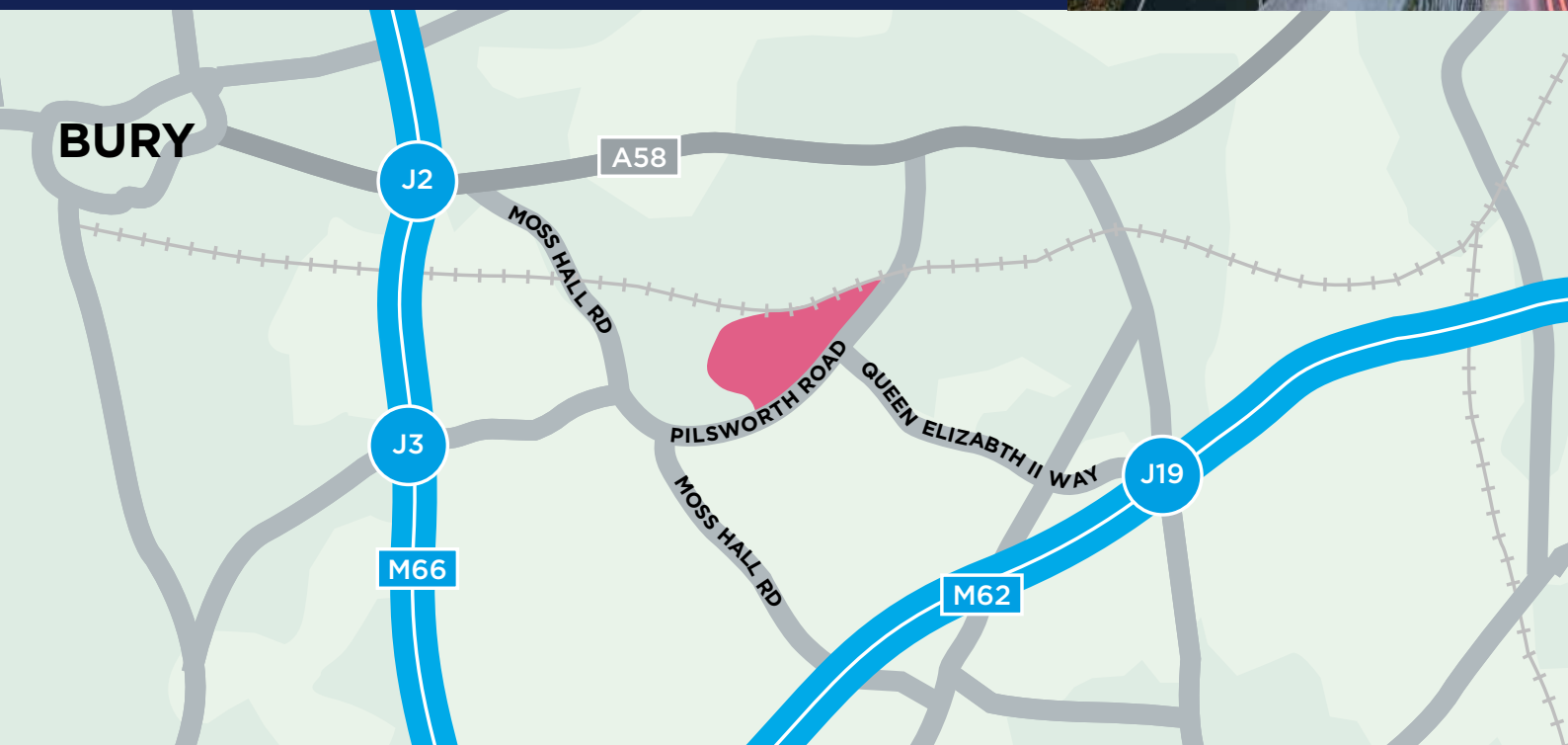
Providing excellent access to the National Motorway Network. Manchester City Centre is approximately 9 miles due South and Manchester Airport is approximately 22 miles to the South.





Excellent access to the National Motorway Network

Jct 3, M66	1 mile
Junction 19 M62	2 miles
Manchester Airport	23 miles
Leeds	36 miles
Birmingham	100 miles
London	130 miles
Edinburgh	217 miles



DESCRIPTION

The property comprises of a modern warehouse unit, with 8.1m eaves.

The unit is of steel portal framed construction, with double skin profile steel roof and double skin filon roof lights, with walls of part cavity brick work and partly double skin profile sheeting.

There is tarmac parking and a concrete loading yard to the rear.

Loading is via a drive in door together with seven dock level doors.

The location for office and toilet accommodation is to be discussed and, significant offices are available. The warehouse will be subdivided in due course.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Bay 1	26,651	2,504.33
Bay 2	13,299	1235.59
Total Area	39,950	3,711.360

(Measurements to be confirmed)

Offices can be made available by separate negotiation.

SERVICES

The premises are likely to be let on an all inclusive basis.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

On Application.

LEASE TERMS

The premises are held by way of an existing lease. A new sublease is available up until the 30th of September 2031 and there is a rent review in October 2026.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To be separately assessed

EPC

The property has an Energy Performance Rating of C.

VIEWING

Strictly by appointment with the sole agents. Nolan Redshaw

Contact: **Paul Nolan**

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Contact: **Jonathan Pickles**

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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



Agency & Investment | Development | Valuation | Landlord & Tenant | Property Management | Building Consultancy



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy 1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy