

HEYWOOD
DISTRIBUTION PARK

**UNIT P17
TO LET**



GET YOUR BUSINESS WORKING HERE

New Warehouse/Industrial Unit

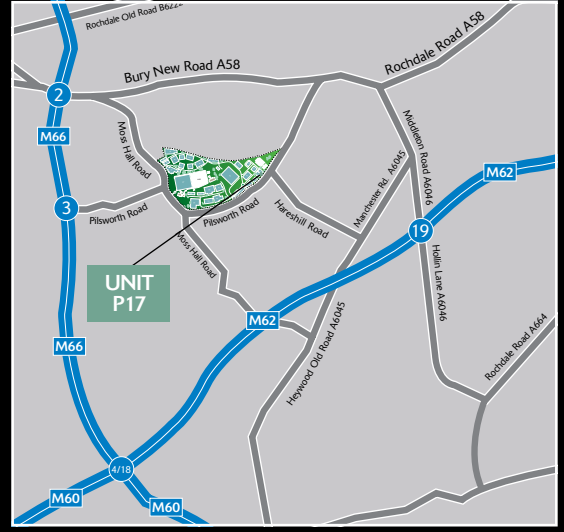
31,206 sq ft (2,899 sq m)

12 dock level loading doors

SEGRO
SLOUGH ESTATES GROUP

UNIT P17

New Warehouse/Industrial Unit 31,206 sq ft (2,899 sq m)



P17 SPECIFICATION

- 8m to underside of haunch
- 12 dock level loading doors
- One 4m x 5m drive in loading door
- Substantial concrete service yard
- 18 car parking spaces
- 37.5 kN/sqm floor loading
- Fully fitted offices including canteen and locker room
- All mains services

ACCOMMODATION

Unit P17	sq ft	sq m
Warehouse	28,365	2,635.08
Office	2,841	263.94
Total	31,206	2,899.02

Areas are stated on the basis of Gross Internal Area (GIA).

TENURE

The unit is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

QUOTING RENT

Upon application.

PLANNING

The property has consent for use classes B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution).

RATES

Rateable value: £137,000 per annum exclusive. Interested parties are advised to contact Rochdale MBC (01706 647474).

SERVICE CHARGE

A service charge is payable to cover the costs of 24 hour on site security, maintenance and management of the common areas of the estate. For further details - please contact the joint agents.

VAT

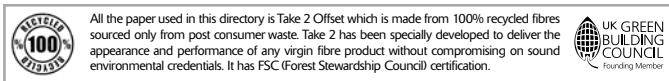
All prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

LOCATION

Situated just 1 mile from Junction 3 of the M66 and 2 miles from Junction 18 of the M62. Park postcode OL10 2TT.

ALL ENQUIRIES

For further information please contact the joint agents:



heywooddistributionpark.com

0161 236 8793
www.kingsturge.com

0161 236 8644

SEGRO, supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. 03/09.