

**HEYWOOD**  
DISTRIBUTION PARK

**B12 UNITS  
TO LET**



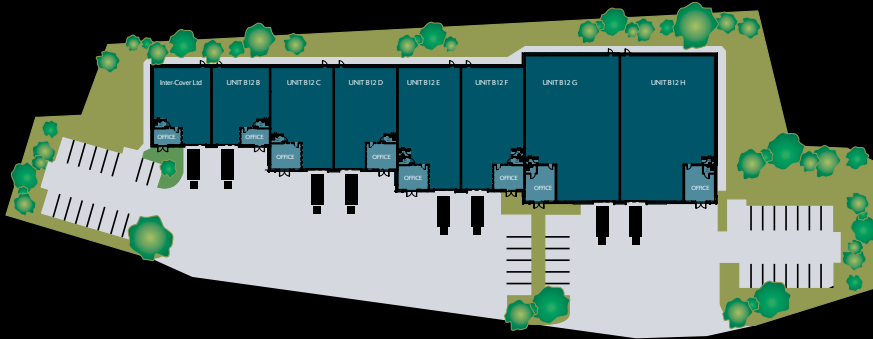
## GET YOUR BUSINESS WORKING HERE

New Business/Warehouse Units  
From 1,750 sq ft to 5,392 sq ft (163 sq m to 501 sq m)

**SEGRO**  
SLOUGH ESTATES GROUP

# B12 UNITS

New Business/Warehouse Units from 1,750 sq ft to 5,392 sq ft (163 sq m to 501 sq m)



## B12 SPECIFICATION

- Electrically operated full height up and over loading doors
- Large concrete loading apron
- Generous dedicated car parking
- 50 kN/m2 floor loading
- All mains services
- Quality fitted offices including CAT II lighting and perimeter trunking
- Can be combined to provide larger footprints

## ACCOMMODATION

B12 Units	sq ft	sq m	Eaves Height (m)	Car parking spaces
A	Let to Inter-Cover Ltd			
B	1,750	163	6.6	4
C	2,498	232	7.3	6
D	2,503	232	7.3	5
E	2,994	278	7.9	6
F	3,003	279	7.9	6
G	5,379	500	7.5	8
H	5,392	501	7.5	9

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

## TENURE

The units are available by way of new Full Repairing and Insuring leases on terms to be agreed.

## QUOTING RENT

Please contact the joint agents.

[heywooddistributionpark.com](http://heywooddistributionpark.com)

## PLANNING

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

## RATES

The units have yet to be assessed for rating purposes. Interested parties are advised to contact Rochdale MBC on 01706 647 474.

## 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. The variable service charge premium equates to approximately £0.45 ft per annum, calculated on a gross internal area basis.

## VAT

All prices, outgoings 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:

<p>KingSturge</p> <p>0161 236 8793</p> <p><a href="http://www.kingsturge.com">www.kingsturge.com</a></p>	<p>Savills Manchester</p> <p><a href="http://savills.com">savills.com</a></p> <p>0161 236 8644</p>
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SEGRO, supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremises.co.uk](http://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. 08/07.

## B12 UNITS

### AVAILABILITY SCHEDULE

BAY	SIZE (FT <sup>2</sup> )
E	2,994
G	5,379
H	5,392

Contact Dan Burn/David Brooks (0161 238 8793) at King Sturge or Stuart Murray/Alex Palfreyman (0161 236 8644) at Savills for more information.

**Subject to Contract  
December 2009**