

**HEYWOOD**  
DISTRIBUTION PARK

**B4 UNITS  
TO LET**



**GET YOUR BUSINESS  
WORKING HERE**

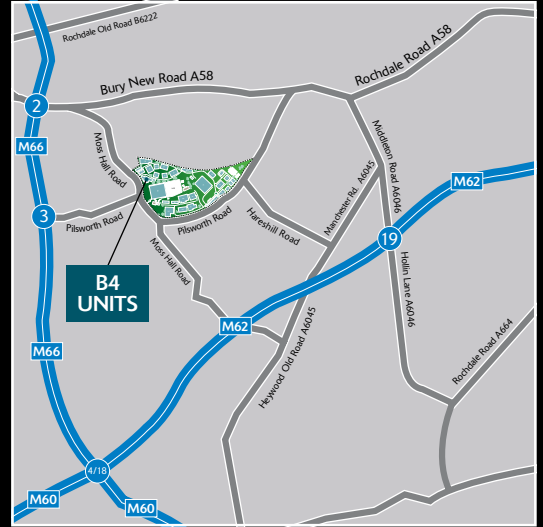
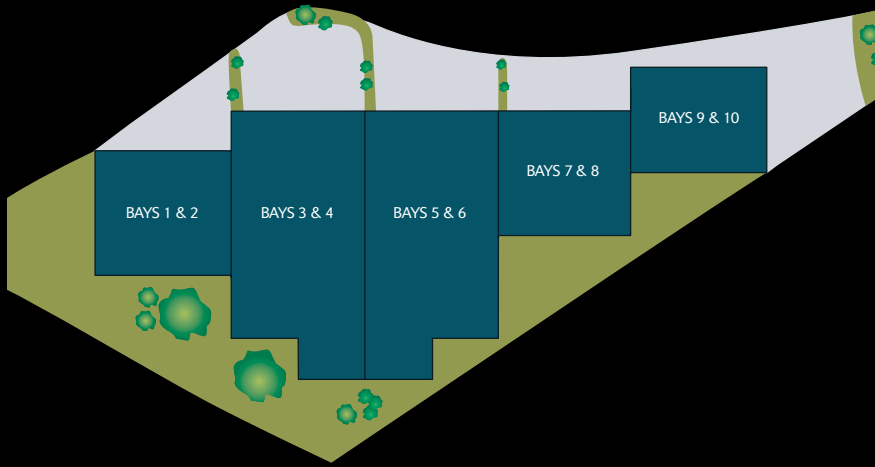
Warehouse/Industrial Units  
From 7,731 sq ft to 77,692 sq ft (718 sq m to 7,218 sq m)

Flexible terms available

**SEGRO**  
SLOUGH ESTATES GROUP

# B4 UNITS

Warehouse/Industrial Units from 7,731 sq ft to 77,692 sq ft (718 sq m to 7,218 sq m)



## B4 UNITS SPECIFICATION

- Steel portal frame construction
- Capable of sub-division or combination of bays
- Eaves height 5.4m
- Lighting throughout
- Service yard & parking
- Full height drive in loading door to each bay

## ACCOMMODATION

Full details are provided on the attached list of current availability.

## TENURE

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

## QUOTING RENT

Please see the attached List of Current Availability or contact the joint agents.

## PLANNING

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

## RATES

Please see the attached List of Current Availability or contact the joint agents.

## 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:



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

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.

## B4 UNITS

### AVAILABILITY SCHEDULE

BAY	SIZE (FT <sup>2</sup> )
3 & 4	31,075
7	7,763

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**  
**May 2011**