

**HEYWOOD**  
DISTRIBUTION PARK

**P1 UNITS  
TO LET**



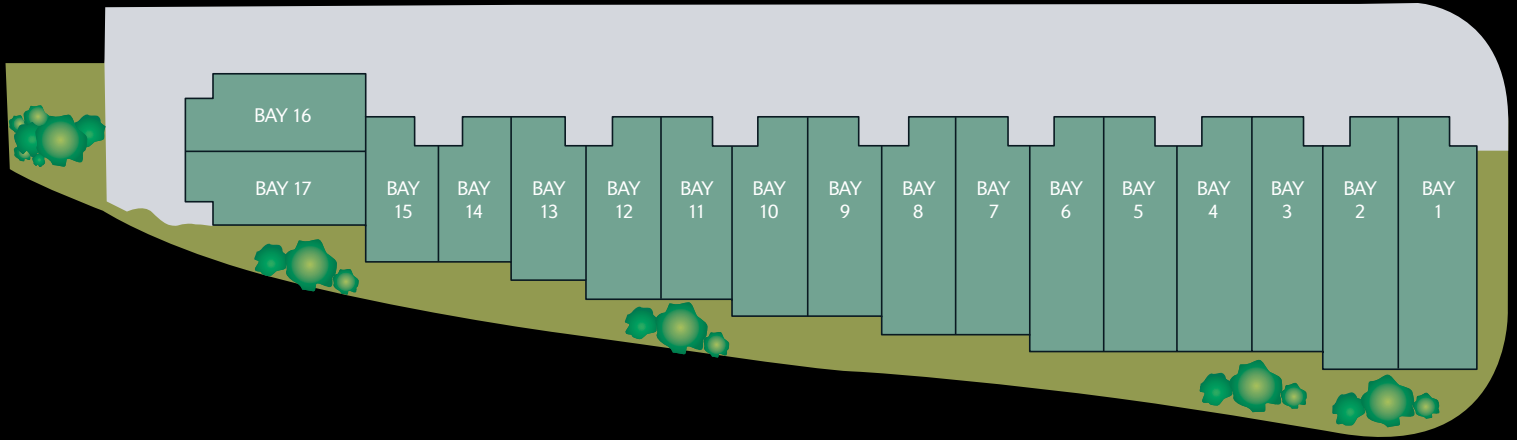
## **GET YOUR BUSINESS WORKING HERE**

Warehouse/Industrial Units  
From 2,700 sq ft (251 sq m)

**SEGR****O**  
SLOUGH ESTATES GROUP

# P1 UNITS

Newly Refurbished Warehouse/Industrial Units from 2,700 sq ft (251 sq m)



## P1 SPECIFICATION

- Range of units from 2,700 sq ft (251 sq m)
- Steel portal frame construction
- Refurbished
- Eaves height 5m (16.4 ft)
- Drive in loading doors
- Fully fitted offices
- Lighting to warehouse
- Dedicated car parking



## TENURE

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

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

## 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:



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.

**P1 UNITS**  
**AVAILABILITY SCHEDULE**

BAY	SIZE (SQ FT)
1&2	10,301
5	4,968
12	3,506
13	3,103
16	3,542

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

**Subject to Contract  
April 2011**