



NORTHERN TRUST

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WAREHOUSE

HEYWOOD NORTH MANCHESTER

UNIT 1 **BROADFIELD DISTRIBUTION CENTRE**, PILSWORTH ROAD, OL10 2TA



TO LET

HIGH QUALITY DISTRIBUTION FACILITY

11,390 SQ FT (1,058 SQ M)



SECURITY GATE HOUSE AND CCTV

www.broadfelddistributioncentre.co.uk



BROADFIELD DISTRIBUTION CENTRE
www.broadfielddistributioncentre.co.uk



LOCATION

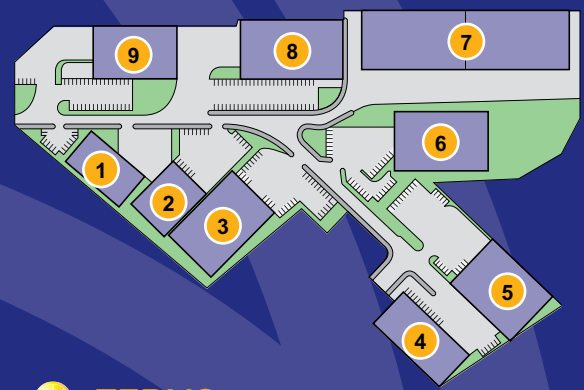
The premises form part of the Broadfield Distribution Centre and is located on Pilsworth Road, opposite the Heywood Distribution Park, approximately 0.5 mile west of Heywood Town Centre. Junction 3 of the M66 Motorway heading to the M60/M62 interchange is within 2 miles of the premises. Major occupiers in the area include Spicers, Argos, JD Sports and the Harry Yearsley Group.

ACCOMMODATION

UNIT 1	(SQ M)	(SQ FT)
Warehouse	932	10,033
Offices	126	1,357
TOTAL	1,058	11,390

SPECIFICATION

- Yard area to side elevations.
- Fully secured estate with gatehouse, CCTV and manned guarding.
- Detached, self contained building.
- Eaves height 6m.
- Full height feature entrance curtain walling.
- Steel portal frame.
- Fully enclosed secure yard.
- Fully fitted offices capable of expansion.
- Two level access loading doors.
- 37.5 kn per m2 floor loading to warehouse area.
- Attractive landscaped environment.



TERMS

The premises are available on a new lease for a term of years to be agreed. Full details of the rent and other charges are available upon application to the joint agents.

VAT

All figures are quoted exclusive of but will be liable for VAT.

VIEWING

To arrange a viewing or for further information please contact one of the joint letting agents detailed below.

steven.johnson@kingsturge.com

shampson@whrproperty.co.uk

jmarrow@lyntonhouse.com

King Sturge
 0161 236 8793
www.kingsturge.com

WHR
 whrproperty.co.uk
 0161 228 1001
 The Lexicon 10 Mount Street Manchester M2 5NT

WHITTLE JONES
 CHARTERED SURVEYORS
 01257 238666
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MISREPRESENTATION ACT

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. August 2009.