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**WAREHOUSE**

# HEYWOOD NORTH MANCHESTER

UNIT 6 **BROADFIELD DISTRIBUTION CENTRE**, PILSWORTH ROAD, OL10 2TA



**TO LET**

HIGH QUALITY DISTRIBUTION FACILITY

**23,140 SQ FT (2,150 SQ M)**



**SECURITY GATE HOUSE AND CCTV**

[www.broadfelddistributioncentre.co.uk](http://www.broadfelddistributioncentre.co.uk)



**BROADFIELD DISTRIBUTION CENTRE**  
[www.broadfielddistributioncentre.co.uk](http://www.broadfielddistributioncentre.co.uk)

**LOCATION**

The premises form part of the Broadfield Distribution Centre located on Pilsworth Road. The high quality industrial / warehouse estate is situated opposite 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	(SQ FT)	(SQ M)
Warehouse	23,140	2,150

**SPECIFICATION**

Broadfield Distribution Centre covers some 17 acres and provides a range of Industrial / Warehouse accommodation. Unit 6 totals 23,140 sq ft and benefits from:

- 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 m<sup>2</sup> floor loading to warehouse area.
- Attractive landscaped environment.

**TERMS/RENT**

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

**SITE PLAN**



**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@whittlejones.co.uk

**King Sturge**  
 0161 236 8793  
[www.kingsturge.com](http://www.kingsturge.com)

**WHR**  
 whrproperty.co.uk  
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**WHITTLE JONES**  
 CHARTERED SURVEYORS  
 01257 238666  
[www.whittlejones.com](http://www.whittlejones.com)

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