

Proposed New Warehouse

Heywood

Colliers

To Let

87,762 sq ft
on a 5.03-acre site

Unit B Birch Business Park

Whittle Lane, Heywood, OL10 2SX

- Planning consent in place
- Large secure yard
- 87,762 sq ft warehouse on a 5.03-acre site
- Fast & easy access to Manchester
- 12m to U/S Haunch
- 3-storey office content

Contact Us

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Proposed Warehouse
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Proposed Warehouse Heywood

Location

Birch Business Park is strategically located on the prime M62 corridor north of Manchester offering direct access to the national motorway network with immediate links to central Manchester via the M60 and M62. The towns of Rochdale, Oldham and Bury are all within a seven-mile radius of the estate.

Description

The property will be a new-build detached industrial unit of steel portal frame construction benefitting from the following salient features:

Warehouse:

- Clear span structure of 30m, overall width 60m, length 128m
- Profiled cladding system
- 12m to U/S Haunch
- 200 KvA power
- Slab loading 65 kN/m
- Capable of supporting racking loads of 105.6 kN on suitable base plate
- Slab flatness to FM2
- 3 Level access doors (5m high by 4m wide)
- 4 Dock Level loading doors (3m high by 3m wide)
- 2 Euro dock loading doors (4m high by 3m wide)
- Power-floated slab with applied sealer/hardener finish during slab curing
- 10% translucent roof lights
- Warehouse WC

Offices:

- Glazed reception area
- 3 Storey office accommodation
- VRF heating and comfort cooling with MVHR ventilation
- Male, female and disabled WCs
- Carpet floor coverings

External:

- 89 Car parking spaces
- 7 Trailer parking spaces
- External lighting

Accommodation

The Property has the following approximate Gross Internal Floor Areas:

Description	SqFt	SqM
Warehouse	81,125	7,536
Warehouse WC	415.5	38.6
GF Office	1,020	94.8
FF Office	2,600	241.6
SF Office	2,600	241.6
TOTAL	87,762.12	8,153.3





Viewing / Further Information

For further information or to arrange a viewing please contact:

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VAT

All prices and other costs quoted exclusive of VAT.

EPC

Energy Performance Rating to be confirmed.

Legal Costs & LBTT

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

On application.

Entry

Upon conclusion of legal missives.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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