

# Proposed New Warehouse

## Heywood

BC REAL ESTATE

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

John Sullivan  
Director | Industrial & Logistics  
0161 831 3305  
07702 908353  
John.Sullivan2@colliers.com

John Barton  
07501 773 672  
john@bcrealestate.co.uk

Nathan Khanverdi  
Associate Director | Industrial and Logistics  
0161 831 3371  
07594 091365  
Nathan.Khanverdi@colliers.com





Proposed Warehouse  
Heywood



## 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
<b>TOTAL</b>	<b>87,762.12</b>	<b>8,153.3</b>



Warehouse / Industrial Unit

# Heywood



## Viewing / Further Information

For further information or to arrange a viewing please contact:

**John Sullivan**  
07702 908353  
[john.sullivan2@colliers.com](mailto:john.sullivan2@colliers.com)

**Isaac Downes**  
07510 161908  
[isaac.downes@colliers.com](mailto:isaac.downes@colliers.com)

**John Barton**  
07501 773 672  
[john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)



Colliers International,  
Chancery Place,  
Brown Street,  
Manchester,  
M2 2JT



### 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.

Misrepresentation: Colliers International, and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International, or its joint agents, has any authority to make any representation or warranty whatever in relation to this property. Colliers International is an independently owned and operated business and member firm of Colliers International Property Consultants, a worldwide affiliation of independently owned real estate service businesses, with 267 offices in 57 countries. December 2023.