



**broadfield distribution centre** HEYWOOD, NORTH MANCHESTER OL10 2TA



# BROADFIELD DISTRIBUTION CENTRE

Heywood, North Manchester

New Industrial / Distribution Development

## TO LET

UNITS FROM **15,395 Sq Ft** (1,430 Sq M)  
TO **43,010 Sq Ft** (3,996 Sq M)

### Where to find Broadfield Distribution Centre...

Broadfield Distribution Centre is located on Pilsworth Road, opposite Heywood Distribution Park, approximately 0.5 miles west of Heywood Town Centre. Junction 3 of the M66 Motorway and Junction 19 of the M62 lie within 2 miles of the premises. Major occupiers in the area include Spicers, Argos, JD Sports and Golden West.

### Terms

The units are available to let by way of new full repairing and insuring leases on terms to be agreed. Rentals on application to the joint agents.

### Viewing

Strictly by appointment with the joint agents.

### VAT

All rents and other charges will be subject to VAT at the standard rate.



A development by:



#### Misrepresentation Act

These particulars shall not form any part of 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. February 2006.

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**J3 M66 / J19 M62**

**Broadfield Distribution Centre** covers some 17 acres (6.9 ha) and comprises new build industrial/distribution units developed over three phases.



**phases I & II**

UNIT	TOTAL SQ FT	INDUSTRIAL SQ FT	OFFICES SQ FT	EAVES MTRS
1	11,390	LET	LET	6
2	11,440	LET	LET	6
3	22,450	20,080	2,370	7
7	90,710	LET	LET	10
8	43,010	39,680	3,330	9
9	32,460	LET	LET	8

**phase III accommodation**

UNIT	TOTAL SQ FT	INDUSTRIAL SQ FT	OFFICES SQ FT	EAVES MTRS
4	15,395	12,766	2,629	7
5	18,426	15,798	2,628	7
6	22,796	20,436	2,360	7

# Reasons to choose Broadfield...



1. **BRAND NEW BUILDINGS**
2. **SECURE ENVIRONMENT**
3. **GOOD PARKING**
4. **CLOSE TO LOCAL AMENITIES**
5. **EXCELLENT MOTORWAY ACCESS**
6. **GOOD CORPORATE IMAGE**
7. **COMPETITIVE RENTS**
8. **FLEXIBLE TERMS**

## What you get at Broadfield Distribution Centre...

**DETACHED, SELF CONTAINED BUILDINGS**  
**FULL HEIGHT FEATURE ENTRANCE**  
**CURTAIN WALLING**  
**STEEL PORTAL FRAME**  
**FULLY ENCLOSED SECURE YARDS**  
**INCORPORATING 25M TURNING CIRCLES**  
**EACH UNIT INCLUDES FULLY FITTED OFFICES**

**TWO, LEVEL ACCESS LOADING DOORS TO EACH UNIT WITH DOCK LOADING TO UNIT 8**  
**37.5 KN PER M2 FLOOR LOADING TO WAREHOUSE AREAS**  
**ATTRACTIVE LANDSCAPED ENVIRONMENT**  
**MANNED GATEHOUSE AND ON SITE CCTV SECURITY SYSTEM**