

Proposed New Warehouse

Unit B, Birch Business Park, Whittle Lane, Heywood, OL10 2SX

Colliers

To Let

Unit B

Birch Business Park, Heywood, OL10 2SX

- Available Q2 2023
- New-Build
- 87,762 sq ft Warehouse
- 12.5 m to Eaves
- Large Secure Yard
- Fast & Easy Access to Manchester
- 3-Storey Office Content

Contact Us

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Proposed New Warehouse

Heywood

Location

Birch Business Park is strategically located on the prime M62 corridor north of Manchester.

The local areas of Rochdale, Heywood and Bury provide excellent accessibility and an ample labour supply, providing needs of business in all sectors for white and blue collar workers.

Description

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

Warehouse:

- 2 Bay Steel Portal Frame Construction
- Profiled Cladding System
- 12.5 m to Eaves
- 3 Level Access Doors
- 4 Dock Level Loading Doors
- 2 Euro Dock Loading Doors
- Painted Concrete Floor
- 10% Translucent Roof Lights
- Warehouse WC

Offices:

- Glazed Reception Area
- 3 Storey Office accommodation
- Male, Female and Disabled WCs
- Carpet Floor Coverings

External:

- 89 Car Parking Spaces
- 7 Trailer Parking Spaces
- Acoustic Barrier

Floor Areas

The property has the following approximate Gross Internal Floor Areas:

	SQ FT	SQ M
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 GIA (approx.)	87,762.12	8,153.3

Legal Costs & LBTT

Each party will be responsible for bearing their own legal costs in any transaction. In the normal manner, the purchaser will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration dues.

Terms On application.

Entry Upon conclusion of legal missives.

EPC Energy Performance Rating to be confirmed.

VAT All prices and other costs quoted exclusive of VAT.



Viewing / Further Information

For further information or to arrange a viewing please contact:

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