

TO LET | NEW 21,000 SQ FT INDUSTRIAL WAREHOUSE



Under
Construction
Available
March 2012

Birch ²¹

BUSINESS PARK WHITTLE LANE HEYWOOD OL10 2SX
www.birchbusinesspark.co.uk



LOCATION

Birch Business Park is located some 8.5 miles north of Manchester City Centre and strategically located approximately 1.6 miles from Jct 3 of the M66 motorway, providing orbital and national motorway network links.

DESCRIPTION

The property will consist of a steel portal frame warehouse of profile metal cladding incorporating the following specifications.

- 37.5 KN² floor loading capacity
- 1 dock and 2 level access loading doors
- 8 m height to underside of haunch
- 37 car parking spaces
- 4 HGV's parking spaces
- Loading canopy
- Secure estate with 24 hour security

ACCOMMODATION

The premises have been measured in accordance with RICS Code of Measured Practice and with the following approximate areas.

Description	Sq Ft	Sq M
Main Warehouse	20,830	1,935

TERMS

The property is available by way of a new lease on effective full repairing and insuring terms which will incorporate a service charge to recover common services and maintenance of common parts.

VAT

All prices and rents etc are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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Viewing strictly by appointment
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