

**LAST  
REMAINING UNIT**



**FOR SALE / TO LET** Mid Terrace Industrial / Warehouse Unit  
**4,326 sq ft / 402 sq m**



**6M EAVES HEIGHT • LOADING DOOR WITH CANOPY • SHARED SERVICE YARD • 5 CAR PARK SPACES • BESPOKE FIT OUT AVAILABLE**



FOR INDICATIVE PURPOSES ONLY

# UNIT 5 QUEST PARK

Moss Hall Road, Heywood Jct 3 M66/Jct 18 M62



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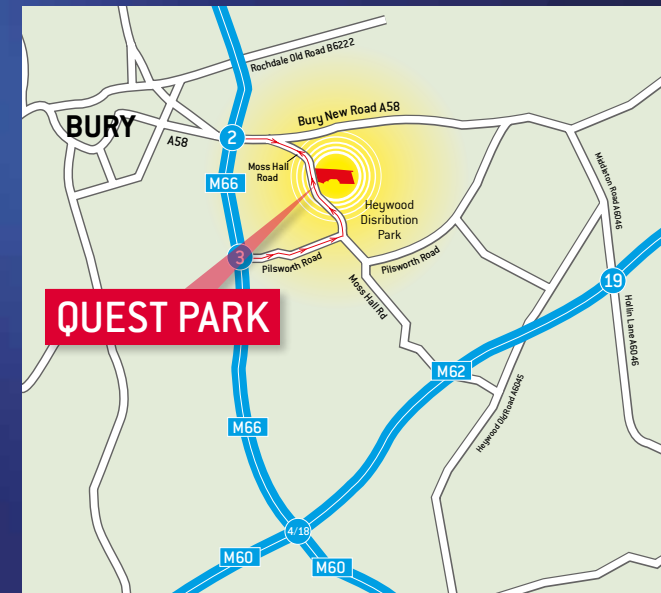
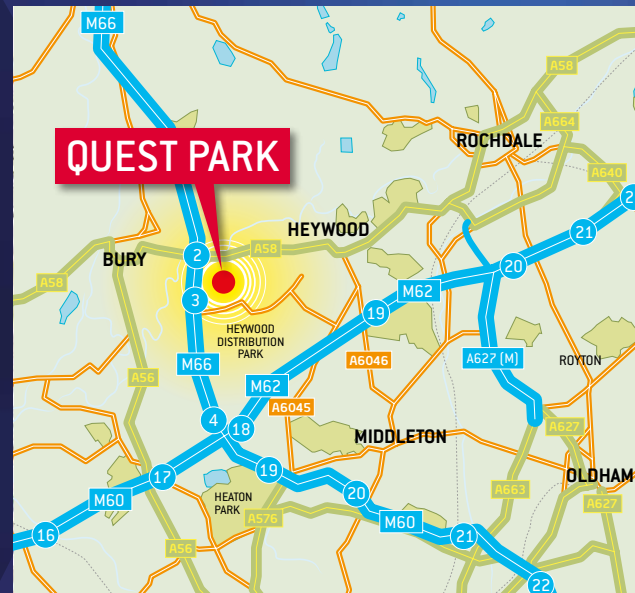
Moss Hall Road, Heywood Jct 3 M66/Jct 18 M62



SAT NAV:  
BL9 7JJ

## OVERVIEW

- 4,326 sq ft / 402 sq m
- Mid terrace industrial / warehouse unit
- Steel portal frame construction under an insulated profile metal roof incorporating translucent roof lights
- 6m eaves height
- Sodium box lighting in warehouse
- New electronically operated loading door with canopy
- Shared service yard
- 3 phase power supply
- Ground floor open plan office
- 5 allocated car parking spaces
- The site benefits from a comprehensive security system including electric gate and a fully monitored CCTV system



## LOCATION

Quest Park is situated on Moss Hall Road, Heywood. It has excellent links to the national motorway network being only 0.5 mile to the east of junction 3 of the M66 motorway and within 2 miles of the intersection of the M62 and M60. The site is adjacent to Heywood Distribution Park, and is considered one of the premier industrial and distribution locations in the North West.

## TERMS

The unit is available to purchase or alternatively by way of a new lease for a term to be agreed.

## VAT

VAT will be charged where applicable at the prevailing rate.

## ESTATE CHARGE

An estate charge will be levied to cover the costs of maintenance of common areas, landscaping and security.

## EPC RATING

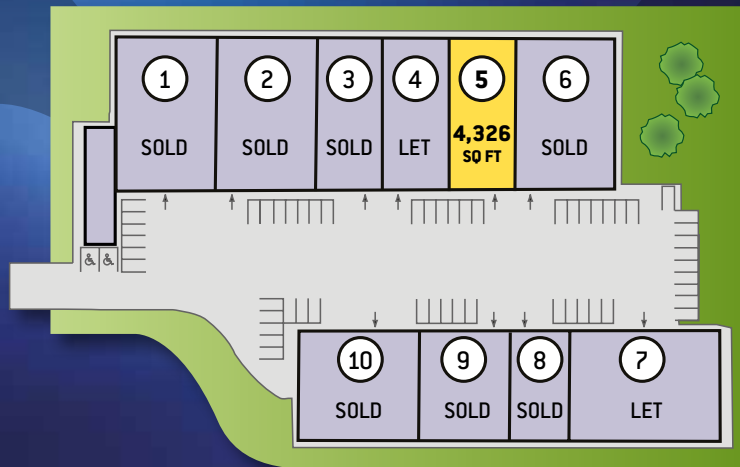
The property has an Energy Performance Rating of 73(C).

## LEGAL COSTS

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

## FURTHER INFORMATION

For further information or to arrange a viewing of the unit, please contact the joint agents.



### IMPORTANT NOTICE.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of the agents has any authority to make or give any representation or warranty in relation to this property. January 2014. Designed and Produced by Creativeworld. Tel: 01282 858200.

  
QUORUM  
01625 549999

 JONES LANG  
LASALLE  
0161 828 6440  
www.jll.co.uk/property

  
0161 833 0023  
Knight Frank