

**TO LET/  
FOR SALE**

**FREEHOLD**

# Stakehill Industrial Estate

Middleton, Manchester M24 2UG

## 1.78 ACRES

providing parking for circa 250  
cars or extensive open storage.

- OWNER OCCUPIER/REDEVELOPMENT
- EXCELLENT ACCESS TO M62 MOTORWAY
- PREMIER NORTH MANCHESTER ESTATE

WHAT3WORDS ///WASHED.TAPE.ENERGY



On the instructions of



0161 929 5666



# LOCATION

Stakehill Industrial Estate has long been established as one of the premier industrial and distribution locations in the North West of England.

ROAD	
A627(M)	0.5 mile
M62 (Jct 20)	1.5 miles
M60 Orbital (Jct 21)	3 miles
M66	6.5 miles
M61	11 miles

TOWNS	
Rochdale	4 miles
Oldham	5 miles
Bury	8 miles
Manchester	8 miles
Bolton	10 miles
Leeds	30 miles

RAIL	
Mills Hill Station	1 mile
Manchester	11 mins
Leeds	80 mins

AIRPORTS	
Manchester International	22 miles
Leeds Bradford	37 miles
Liverpool John Lennon	40 miles

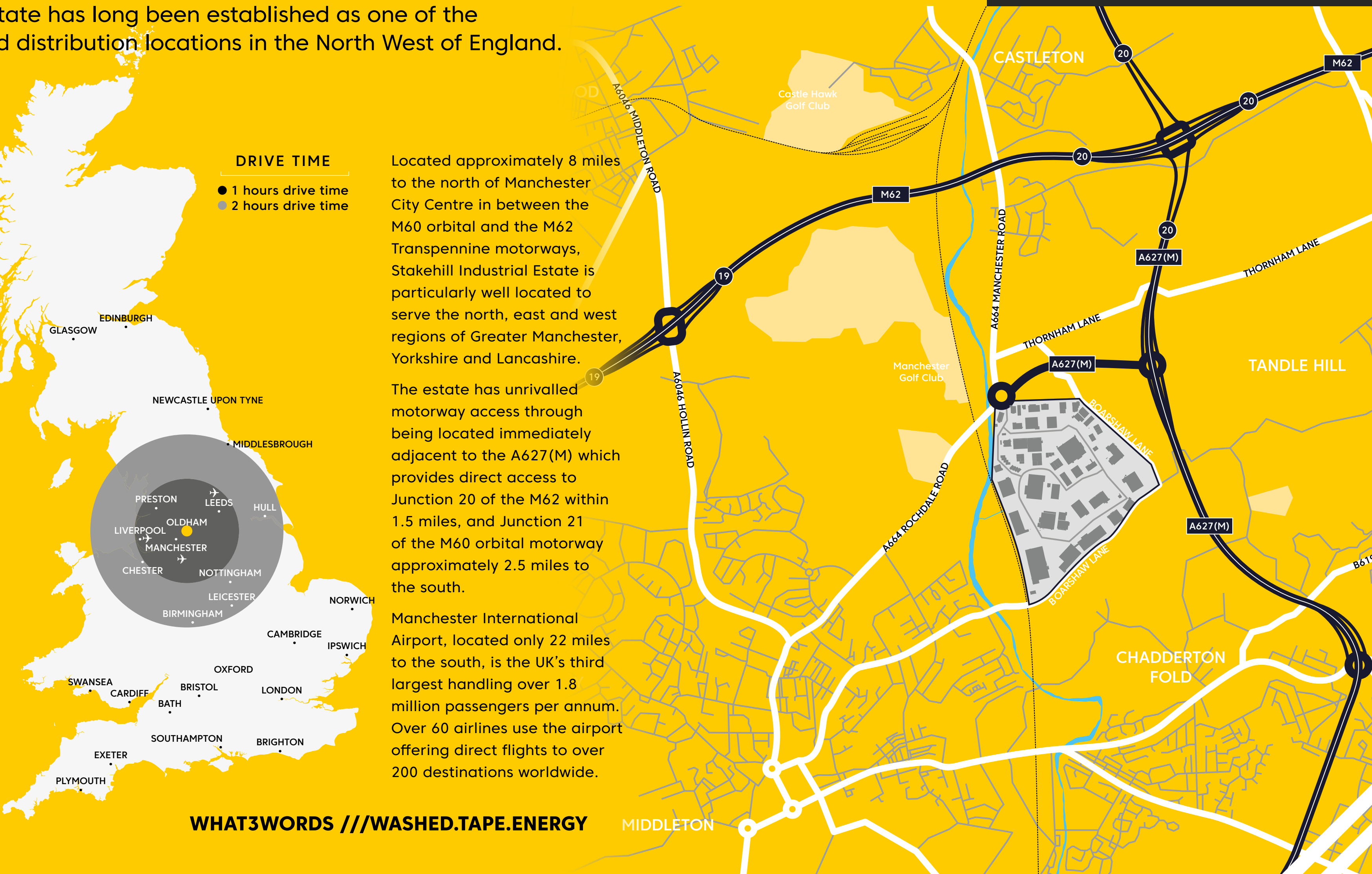
PORTS	
Liverpool	1 hour
Hull	90 mins
Birmingham	100 mins
Grimsby	105 mins

DRIVE TIME
● 1 hours drive time
● 2 hours drive time

Located approximately 8 miles to the north of Manchester City Centre in between the M60 orbital and the M62 Transpennine motorways, Stakehill Industrial Estate is particularly well located to serve the north, east and west regions of Greater Manchester, Yorkshire and Lancashire.

The estate has unrivalled motorway access through being located immediately adjacent to the A627(M) which provides direct access to Junction 20 of the M62 within 1.5 miles, and Junction 21 of the M60 orbital motorway approximately 2.5 miles to the south.

Manchester International Airport, located only 22 miles to the south, is the UK's third largest handling over 1.8 million passengers per annum. Over 60 airlines use the airport offering direct flights to over 200 destinations worldwide.



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MIDDLETON



## SITUATION

The property is located in the north east corner of the estate on Stakehill Lane. The car park is situated to the east of the property a short walk from the main building and is accessed from Finlan Road with frontage onto Bentley Avenue.

Stakehill Industrial Estate is recognised as one of the premier industrial and distribution locations in the north west of England, extending to approximately 200 acres and providing over 2.5m sq ft of industrial and distribution space. Nearby occupiers on the estate include Dunlop GRC, Proseat, Sykes Distribution, Booker Wholesale, Tesco and Aldi.



**1.78 ACRES**  
c.250 Space  
Car Park



# DESCRIPTION

The site comprises 1.78 acres provides space for approximately 250 cars or could be used for open storage.







## FURTHER INFO

### VAT

We understand the property is elected for VAT which will be chargeable on the purchase price.

### TENURE

Freehold

### TENANCY

Available To Let for a lease term to be agreed or For Sale on a Freehold basis.

### PRICE/RENT

On application

### CONTACT

For further information and to arrange a viewing, please contact the joint agents:

**Andrew Littler**  
0161 237 1873  
[andrew@littlerandassociates.co.uk](mailto:andrew@littlerandassociates.co.uk)



**Matthew Cox**  
0161 850 7788  
[matt@kingstreet-re.com](mailto:matt@kingstreet-re.com)

