

**TO LET/
FOR SALE**

FREEHOLD

Unit **2** | **Stakehill**
Industrial Estate

Middleton, Manchester M24 2UG

27,094 SQ FT
(2,517.1 SQ M)

WAREHOUSE/INDUSTRIAL UNIT
* 400kVA Power Supply

On the instructions of



Plus large separate
site of **1.78 acres**
providing parking
for circa 250 cars
or extensive
open storage.

WHAT3WORDS ///PLACES.WANTS.REDS



- **OWNER OCCUPIER/REDEVELOPMENT**
- **CAR PARKING/ OPEN STORAGE AREA - AVAILABLE SEPARATELY OR AS A WHOLE**
- **EXCELLENT ACCESS TO M62 MOTORWAY**
- **PREMIER NORTH MANCHESTER ESTATE**

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

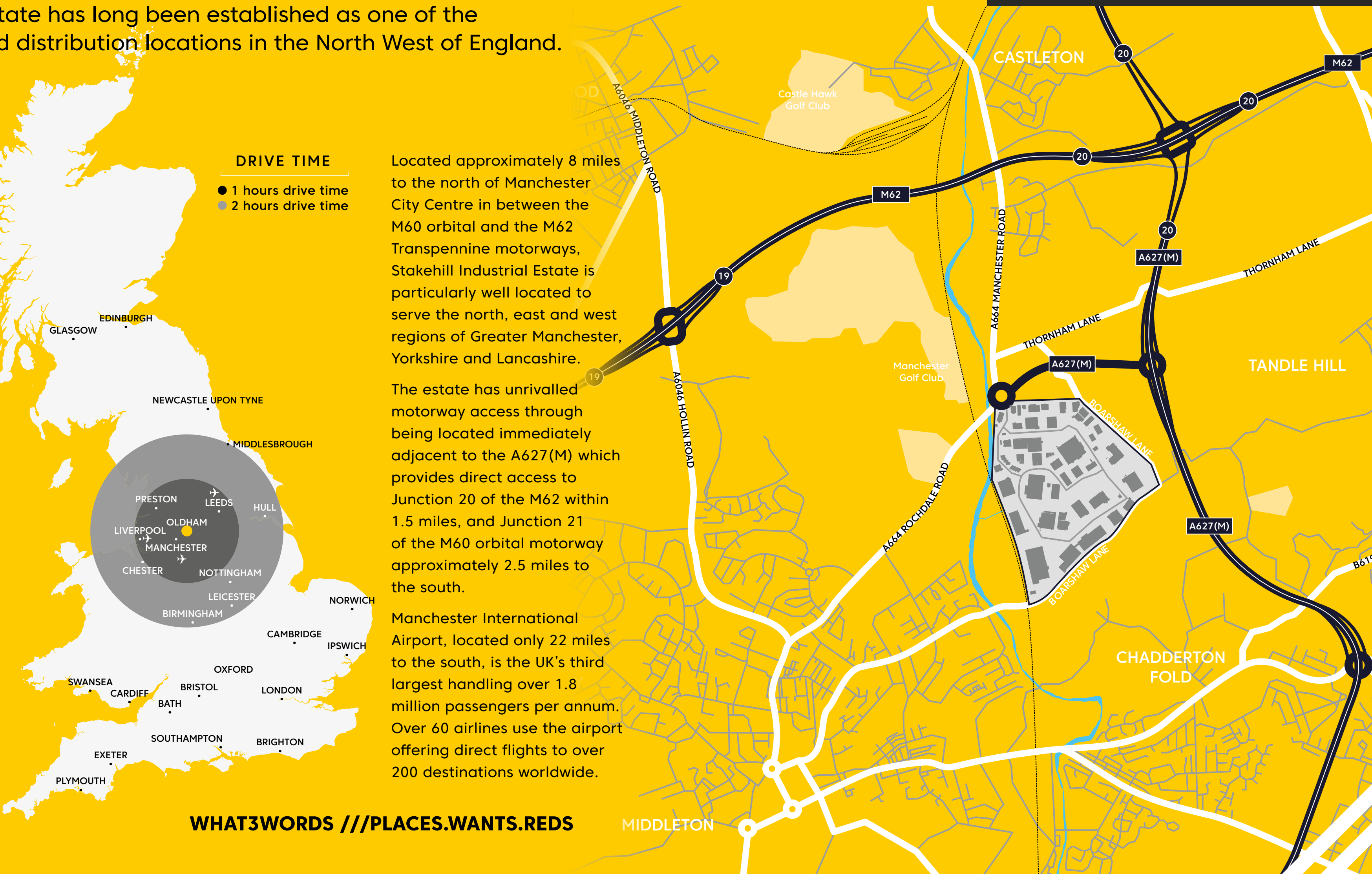
PORTS	
Liverpool	1 hour
Hull	90 mins
Birmingham	100 mins
Grimsby	105 mins

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.



WHAT3WORDS ///PLACES.WANTS.REDS

MIDDLETON

SITUATION

Unit
2

c.250 Space
Car Park

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.



DESCRIPTION

The property comprises an industrial unit of steel portal frame construction with brick elevations and a pitched steel profile clad roof.

The unit benefits from a 400kVA electricity supply. Internally the property provides two large rooms of open plan office accommodation previously used as call centres as well as a number of smaller ancillary offices and training rooms. There is a modern reception area and a canteen with a commercial kitchen.

The open plan offices benefit from a fully raised floor and upgraded lighting and air handing system with ceiling mounted recessed air conditioning units. The smaller offices have perimeter trunking and good natural light.

In addition within the ownership there is a separate car park located close to the subject property which provides space for approximately 250 cars or could be used for open storage. This site is available with the main unit or by separate negotiation.

SITE

The property is on a site area of 1.14 acres with a site coverage of approximately 55%. The car parking/open storage site extends to 1.78 acres.



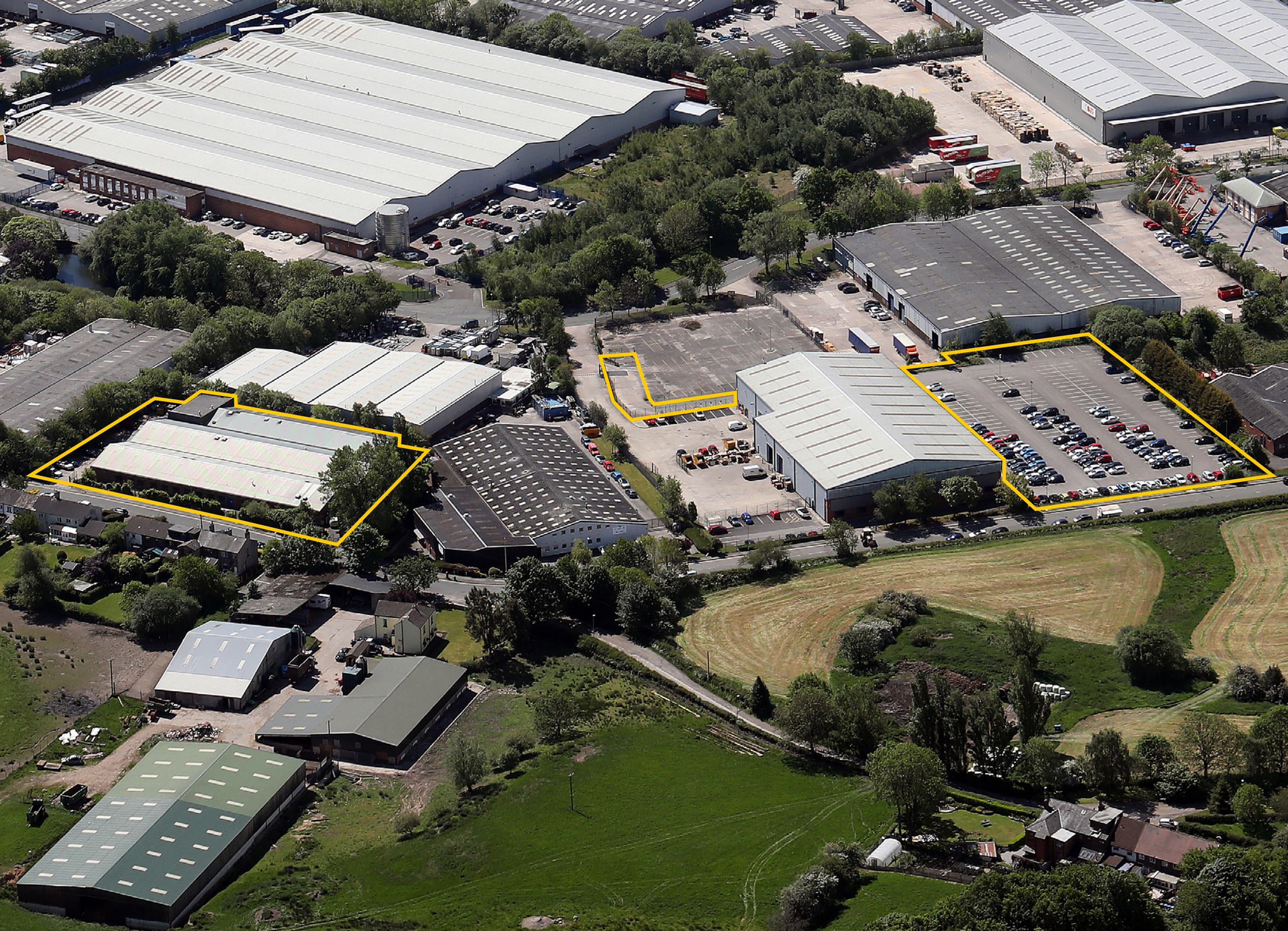
ACCOMMODATION



The property provides the following approximate Gross Internal Areas (GIA):

DESCRIPTION	SQ FT	SQ M
Call Centre	14,744	1,369.76
Offices	6,871	638.34
Canteen	5,050	469.16
Kitchen	429	39.86
Total	27,094	2,517.11
	AREA	SPACES
Car Park/ Open Storage Area	1.78	250

*Areas provided by the vendor.



FURTHER INFO

EPC

A copy of the Energy Performance Certificate is available on request.

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.

The unit and car park/ open storage area are available separately or as a whole.

PRICE/RENT

On application

CONTACT

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

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