TO LET/ FOR SALE FREEHOLD

Stakehill Stakehill Industrial Estate

Middleton, Manchester M24 2UG

27,094 SQ FT (2,517.1 SQM)

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.



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

GLASGOW

DRIVE TIME

• 1 hours drive time

2 hours drive time

MIDDLESBROUGH

NORWICH

NEWCASTLE UPON TYNE

OXFORD

CARDIFF

EXETER

PLYMOUTH

BATH

SOUTHAMPTON

LONDON

BRIGHTON

₩ 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

O 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

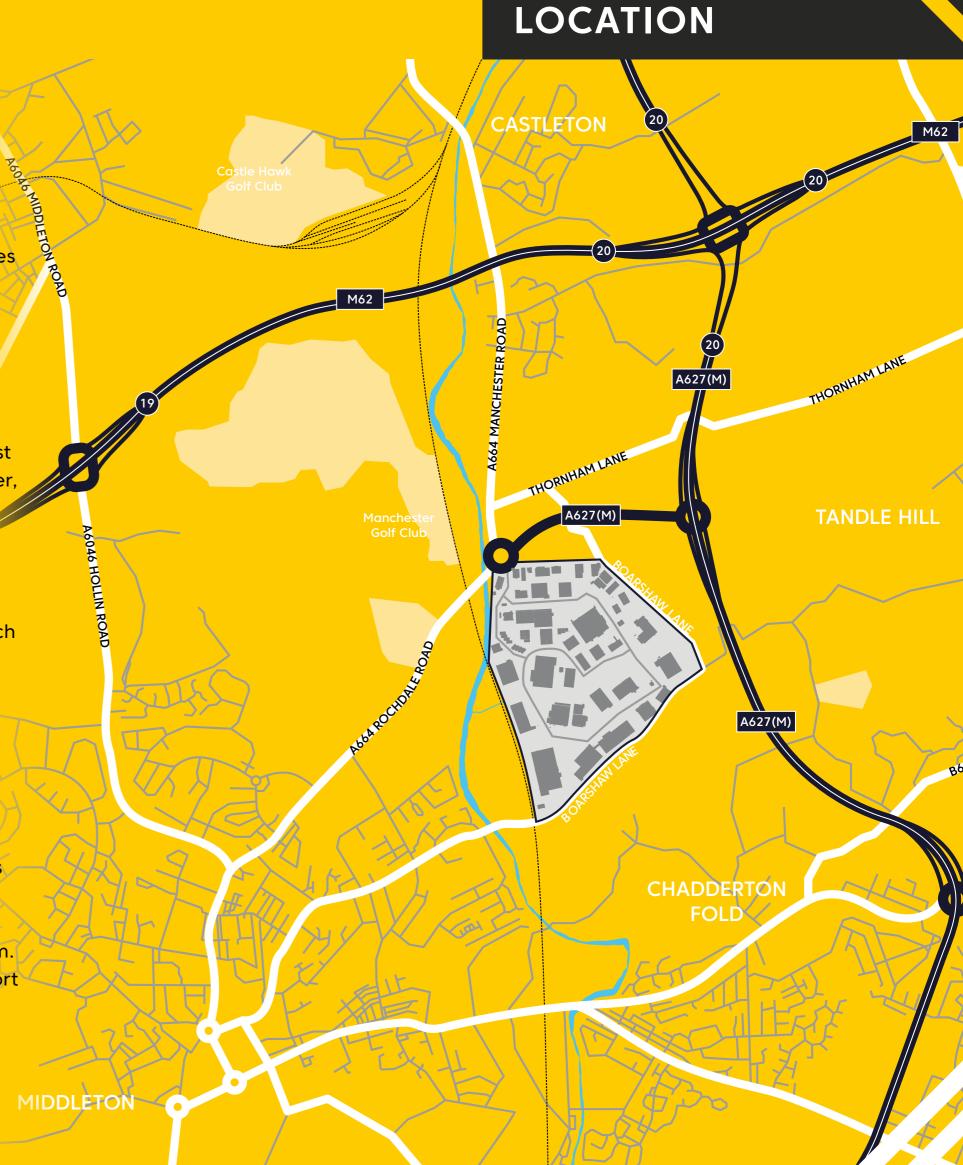
Ů PORTS

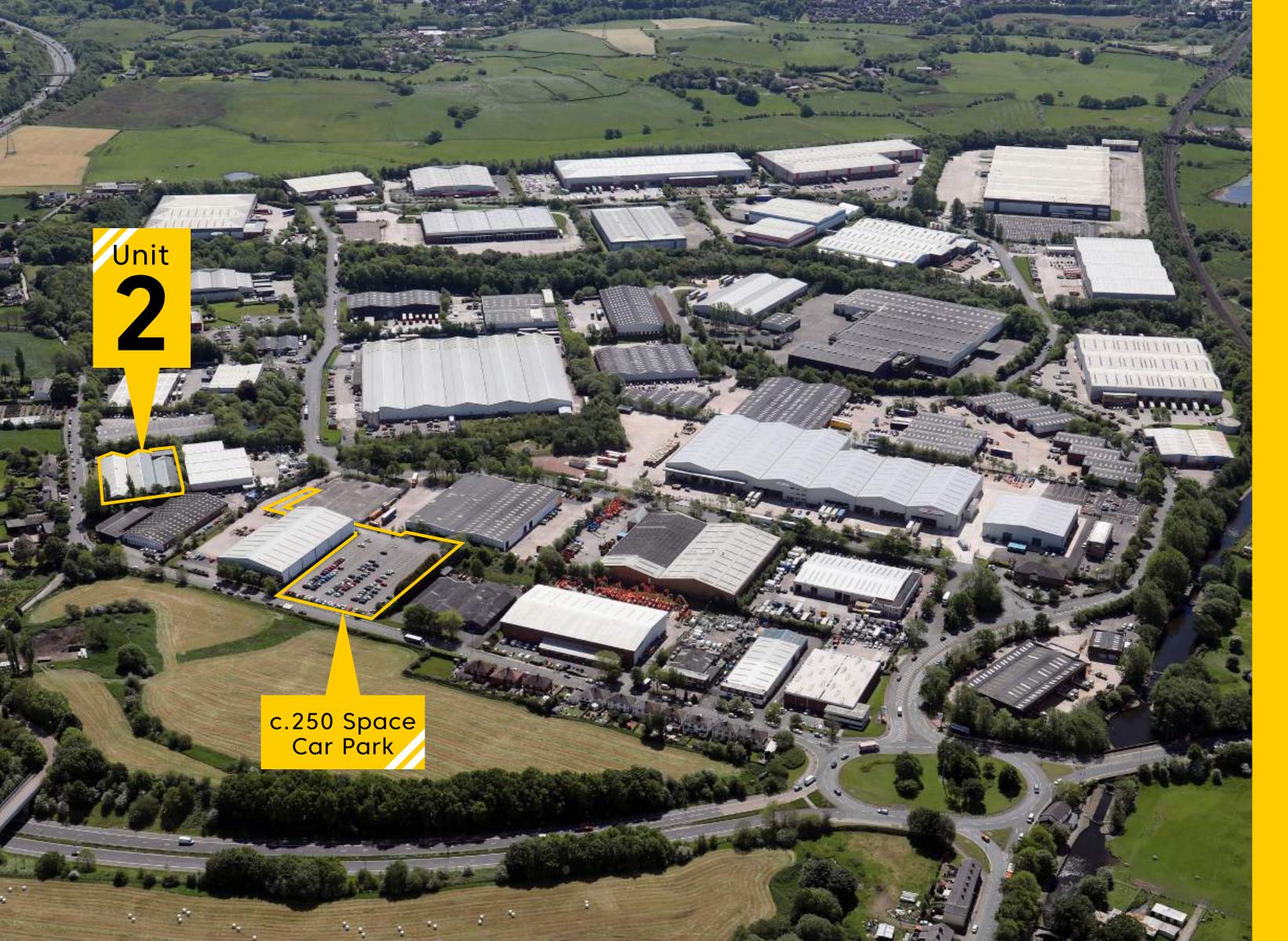
Liverpool	1 hour		
Hull	90 mins		
Birmingham	100 mins		
Grimsby	105 mins		

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.





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.

El Sub Sta Car Park Unit 50m 25m 75m

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.

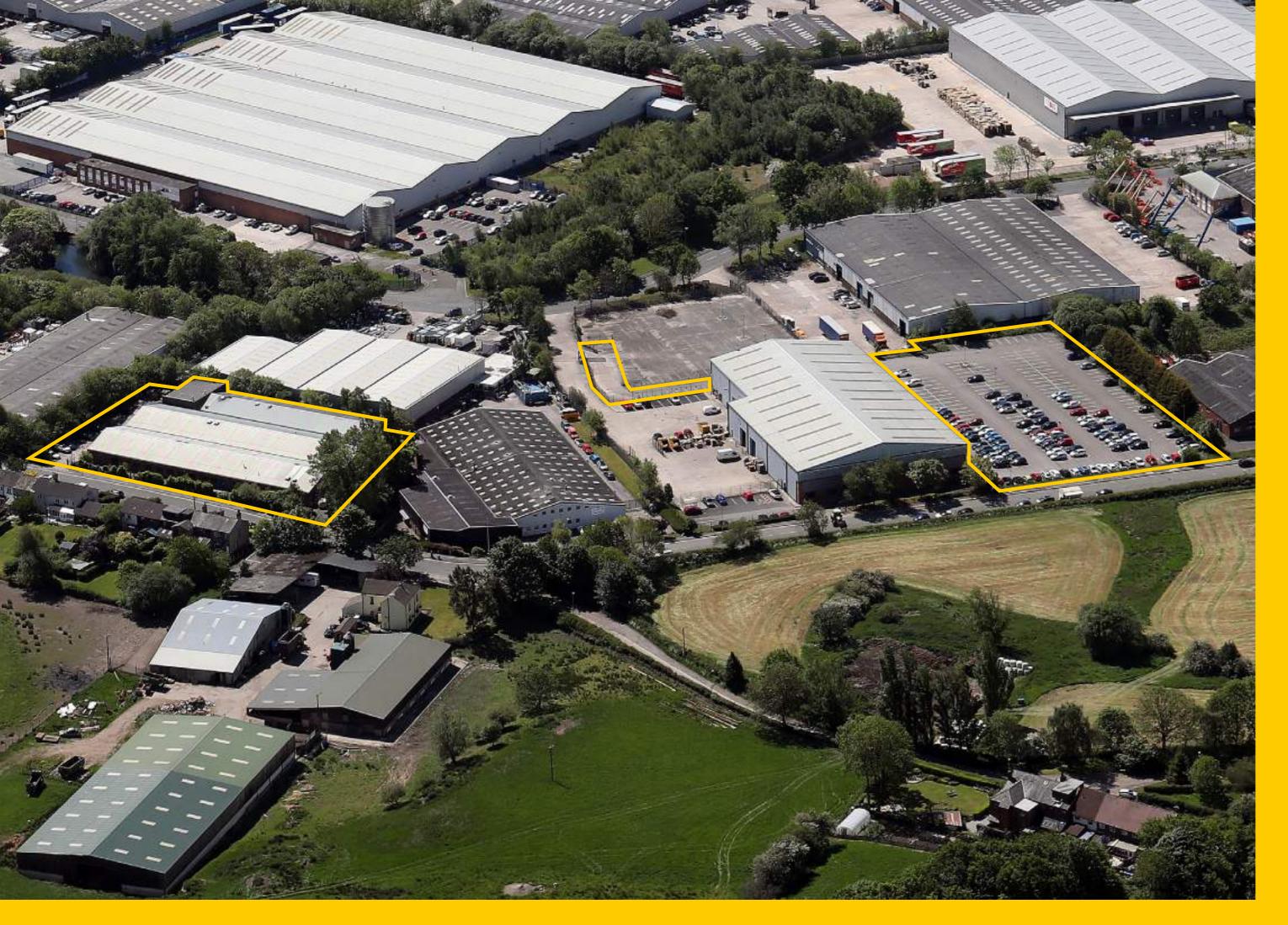
ACCOMMODATION



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:

Andrew Littler
0161 237 1873
andrew@littlerandassociates.co.uk



Matthew Cox 0161 850 7788 matt@kingstreet-re.com



MISREPRESENTATION ACT 1967 - KING STREET REAL ESTATE LIMITED ("KSRE"), FOR ITSELF AND FOR THE VENDORS OF THIS PROPERTY, HEREBY GIVE NOTICE THAT: These particulars do not constitute, nor constitute, nor constitute any part of, an offer or contract. KSRE and its members accept no legal responsibility for any statement or representation whether written, or any or implied or whether contained in any advertisement particulars or other matters issued or any correspondence entered into by them and whether made in any antecedent present or subsequent enquiries or negotiations. Neither KSRE nor their principals, members, agents, servants or representatives have any authority whatsoever to make or give any representation or warranty whatsoever whether written or implied in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of any antecedent present or subsequent statements or representations, and should not rely upon the same unless he has satisfied himself accordingly. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT), any intending purchasers or lessees must satisfy themselves independently as to the incidence of vat in respect of any transaction.