

IMMEDIATELY AVAILABLE TO LET/FOR SALE FREEHOLD

**24,503 SQ FT (2,276.4 SQ M)** **FULLY REFURBISHED**  
WAREHOUSE/INDUSTRIAL UNIT

RENT AND BUSINESS RATES INCENTIVES AVAILABLE

# UNIT 2 Stakehill

Industrial Estate

Stakehill Lane,  
Middleton,  
Manchester  
M24 2UG

On the instructions of



WHAT3WORDS ///PLACES.WANTS.REDS

PREMIER NORTH  
MANCHESTER ESTATE

EXCELLENT ACCESS  
TO M62 MOTORWAY

400KVA  
POWER SUPPLY



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

## DRIVE TIME

- 1 hours drive time
- 2 hours drive time

Located approx. 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 approx. 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 each year. Over 60 airlines use the airport offering direct flights to over 200 destinations worldwide.



## 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

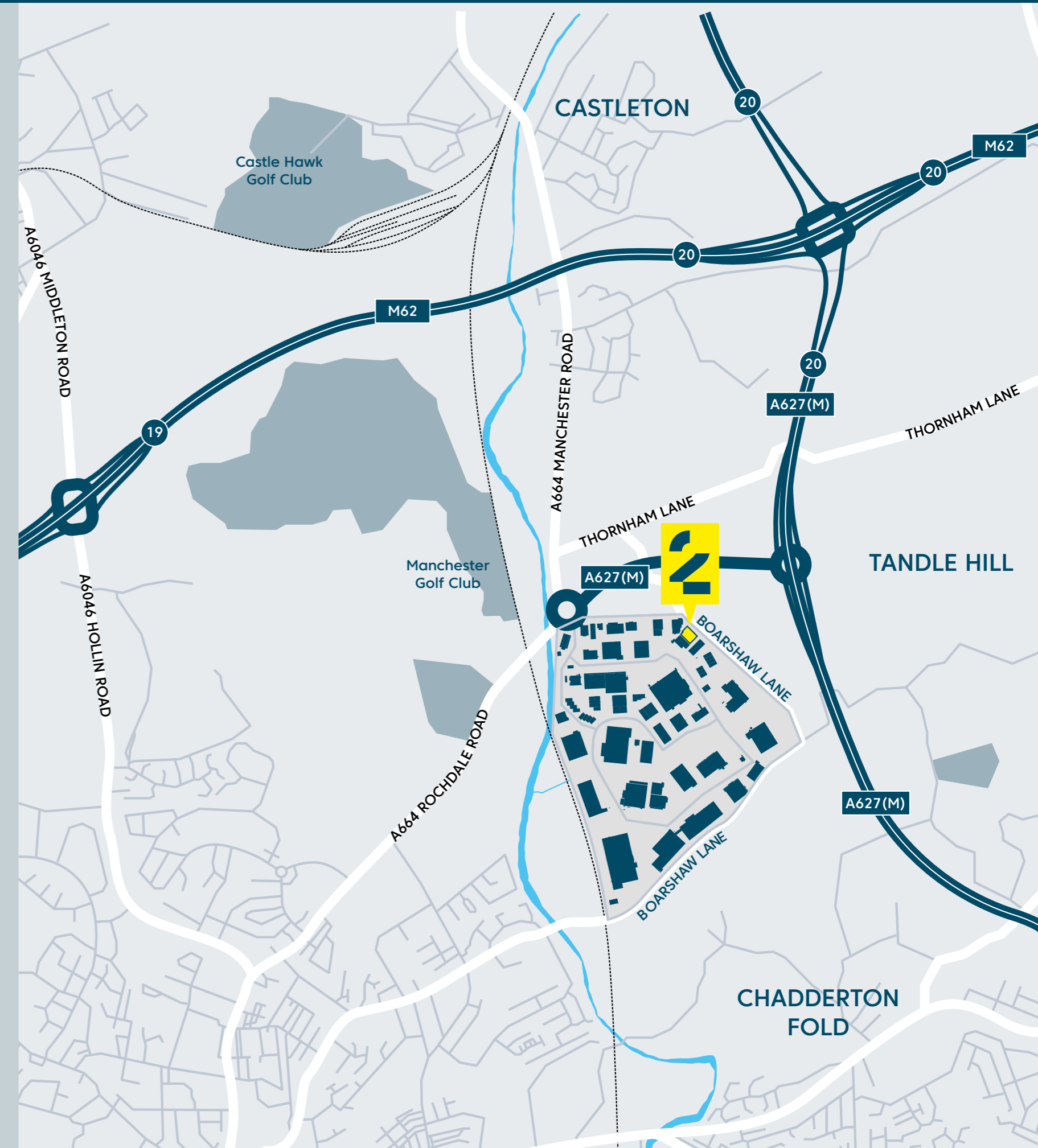
Mills Hill Station	1 mile
Manchester	11 mins
Leeds	80 mins

## 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



# SITUATION



The property is located in the North East corner of the estate on Stakehill Lane.

Stakehill Industrial Estate is recognised as one of the premier industrial and distribution locations in the North West of England, extending to approx. 200 acres and providing over 2.5m sq ft of industrial and distribution space.

Nearby occupiers on the estate include:

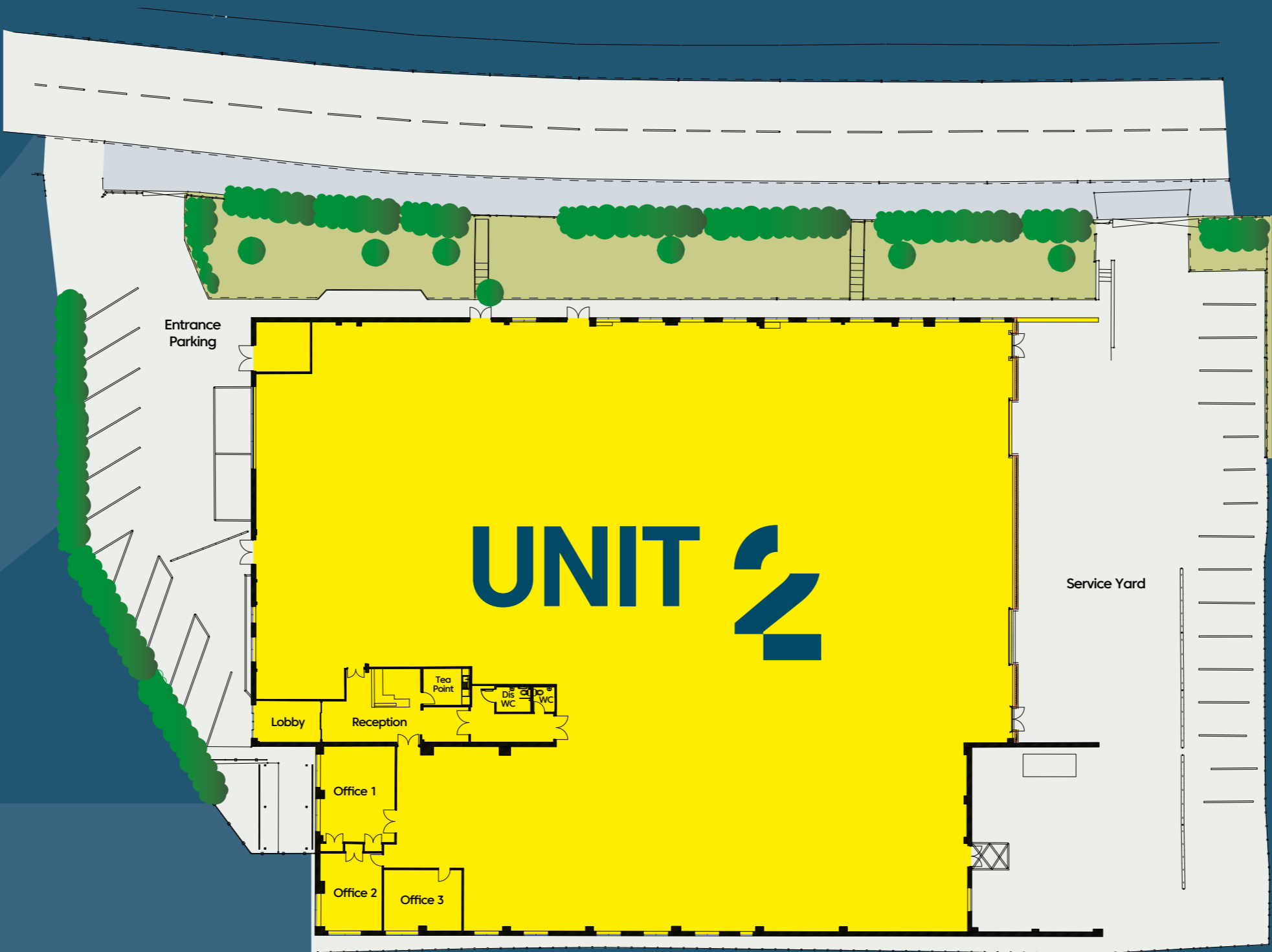


DESCRIPTION

The **Fully Refurbished Warehouse/Industrial Unit** benefits from the following specification:

-  **Self-contained Secure Site**
-  **Dedicated Car Parking and Yard Areas**
-  **Three Private Offices**
-  **Modern Lobby/Reception**
-  **Tea Point**

 **400kVA**  
Electricity Supply



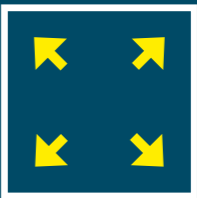
ACCOMMODATION

The accommodation includes open plan offices as well as a modern lobby/ reception area and a tea point.

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

	SQ FT	SQ M
Warehouse	22,570	2,096.8
Office/Amenity	1,933	179.58
Total	24,503	2,276.38

\*Areas provided by the vendor.



The property is on a site area of **1.14 acres**  
**Refurbished & Immediately Available**



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Industrial Estate





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Industrial Estate

## 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.

## CONTACT

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

### Andrew Littler

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### Ian Murray

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[ian@idrealestate.co.uk](mailto:ian@idrealestate.co.uk)

### Matthew Cox

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[matt@kingstreet-re.com](mailto:matt@kingstreet-re.com)

## TENANCY

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

## PRICE/RENT

On application

**LITTLER**  
& ASSOCIATES

**0161 237 1873**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)

**IDRE**

**KING STREET**  
REAL ESTATE



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