

# unit 33

STAKEHILL INDUSTRIAL ESTATE ■ MANCHESTER ■ M24 2RW

CANMOOR



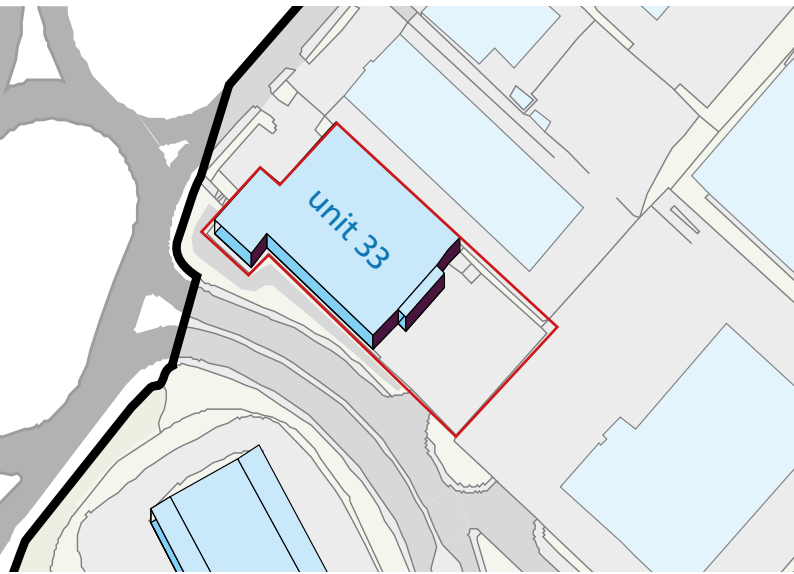
## Prominent Warehouse / Industrial Unit 19,859 sq ft (1,844.96 sq m) **TO LET**

- 6.5 metres to the eaves
- 2 Drive in level loading door
- Self-contained secure gated site
- Parking for 15 cars
- Refurbished Unit
- Ideal for trade counter

# MANCHESTER

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## Description

The property comprises a modern trade / warehouse unit of steel portal frame construction benefitting from the following features:

- Highly prominent unit
- Direct access to M62
- Steel portal frame construction
- Secure site
- 2 loading doors
- High quality two storey offices

## Accommodation

The subject property has been measured on a net internal basis and provides the following accommodation:

	SQ FT	SQ M
<b>Total</b>	<b>19,859</b>	<b>1,844.96</b>

## Location

Stakehill Industrial and Distribution Park is widely acknowledged to be one of the finest industrial estates in the North West of England. Stakehill benefits from a direct dual carriageway link to the A627(M) which in turn joins the M62 at Junction 20 approximately 1 mile to the North.

The locational advantages of Stakehill have been acknowledged by a large number of major companies. Occupiers currently include: Booker, Comfy Quilts, NFT Logistics, UK Mail, Tool Station, TSUK, Foot Asylum, Clarke Telecom and Yodel.

The estate also benefits from a strong local presence with companies taking advantage of Stakehill's proximity to Rochdale, Oldham and Manchester City Centre.

### RATEABLE VALUE

Occupiers are advised to make their own enquiries of the local rating authority.

### EPC

An EPC has been prepared and is available upon request.

### VAT

VAT will be charged where applicable at the prevailing rate.

Savills Manchester

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