

unit 45

TRADE POINT ■ STAKEHILL INDUSTRIAL ESTATE ■ MANCHESTER ■ M24 2RW

CANMOOR



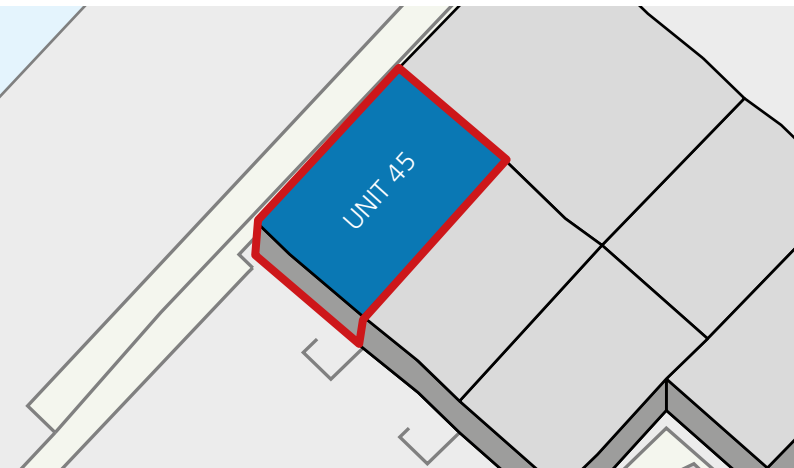
Modern Trade / Warehouse Unit 2,971 sq ft (276 sq m) **TO LET**

- Refurbished unit
- 5 metres to the eaves
- 1 Drive in level loading door
- Secure shared yard and parking areas
- Trade counter entrance
- Concrete floor
- Refurbished office space

MANCHESTER

unit 45

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Description

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

- 5 metres to the eaves
- 1 Drive in level loading door
- High quality office
- Large concreted yard
- Secure Shared yard and parking area
- Steel portal frame construction
- Male & Female W/C's

Accommodation

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

| | SQ FT | SQ M |
|----------------------|--------------|------------|
| Total (sq ft) | 2,971 | 276 |

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.

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