

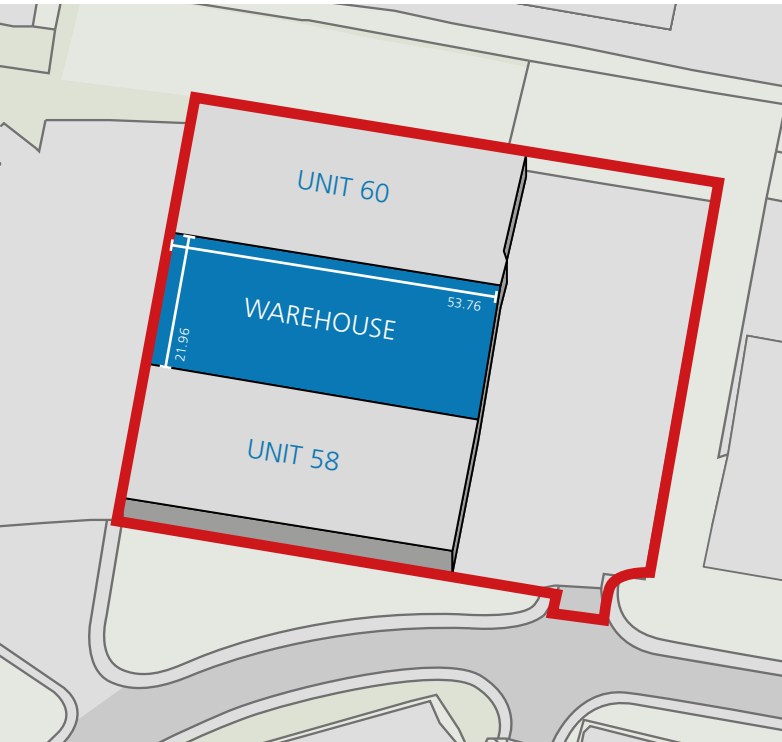


Modern Warehouse / Industrial Unit

12,707 sq ft (1,180.5) **TO LET**

- Direct access to the A627 (M)
- Secure yard
- Clearspan unit
- 1 mile from Junction 20 M62
- Modern integral offices
- Recently refurbished

MANCHESTER



Description

A modern steel portal frame unit benefitting from the following:

- Solid concrete floor
- 6m eaves
- Loading via 2 drive in level loading doors
- Large concrete yard
- Good quality modern integral offices

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and the following areas have been calculated:

Unit 59	sq ft	sq m
Warehouse	12,085	1,122.7
Office	622	57.8
Total	12,707	1,180.5

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 Tesco, Booker, Comfy Quilts, NFT Logistics, UK Mail, LED Hut, TSUK, Personal Healthcare Services, 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.

Terms

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to responsible for their own legal costs.

EPC: Can be provided on request

Viewings & Further Information:

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