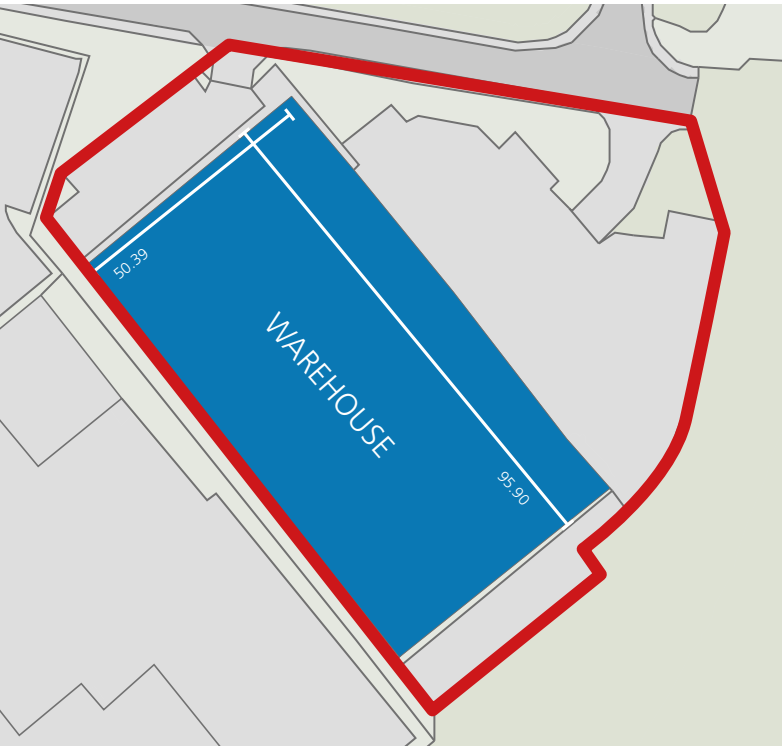


## Modern Detached Industrial / Warehouse Unit with Offices

51,620 sq ft (4,795 sq m) **TO LET**

- Direct access to the A627 (M)
- Large secure private yard
- Substantial parking provision
- 1 mile from Junction 20 M62
- 6m eaves
- Undergoing refurbishment

# MANCHESTER



## Description

A detached secure steel portal frame unit. The unit benefits from the following:

- Good quality integral offices
- 6m eaves
- 4 ground level loading doors
- Solid concrete floor
- Separate car parking
- Large secure yard

## Accommodation

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

Unit 62	sq ft	sq m
<b>Warehouse</b>	<b>49,070</b>	<b>4,558</b>
<b>Office</b>	<b>2,550</b>	<b>237</b>
<b>Total</b>	<b>51,620</b>	<b>4,795</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 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:

Savills Manchester



[savills.co.uk](http://savills.co.uk)

**0161 236 8644**

**Alex Palfreyman**  
**Stuart Murray**



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