



Modern Detached Industrial / Warehouse Unit

26,217 sq ft (2,436 sq m) **TO LET**

- Direct access to A627 (M)
- Large secure yard
- Good quality integral offices
- 1 mile from Junction 20 M62
- Eaves height of 7.7m
- 6 dock level loading doors
- Recently refurbished

MANCHESTER

Description

A detached secure steel portal frame unit which has recently undergone an extensive refurbishment. The unit benefits from the following:

- Solid concrete floor
- Loading via 6 dock level loading doors and a single drive in door
- Large private concrete yard
- Good quality integral offices
- 7.7m eaves

Accommodation

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

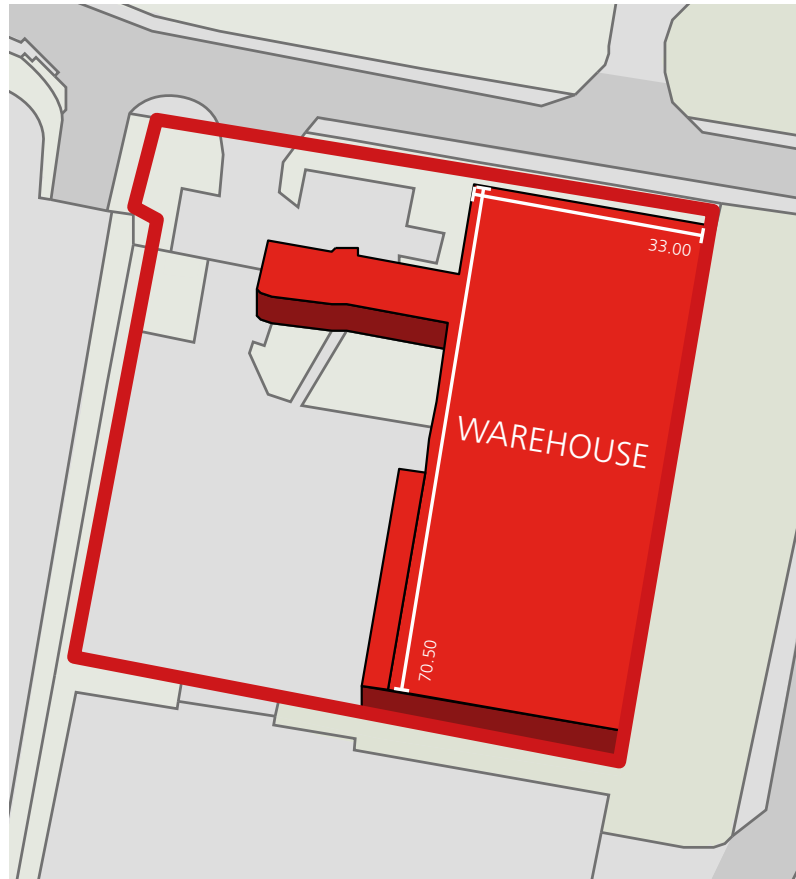
Unit 65	sq ft	sq m
Warehouse	25,038	2,326
Office	1,179	110
Total	26,217	2,436

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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