

Stakehill 295

STAKEHILL INDUSTRIAL ESTATE • MIDDLETON
MANCHESTER • M24 2SJ

To let

294,458 Sq Ft
(27,356 sq m)

- To be fully refurbished
- Self contained 21.5 acre site
- Site density 32.5%
- Cross dock configuration
- 53 docks / 2 level access doors
- Eaves height 12m
- 1.5MVA power supply
- M62 J20 - 1 mile
- M60 J19 & 20 - 3 miles



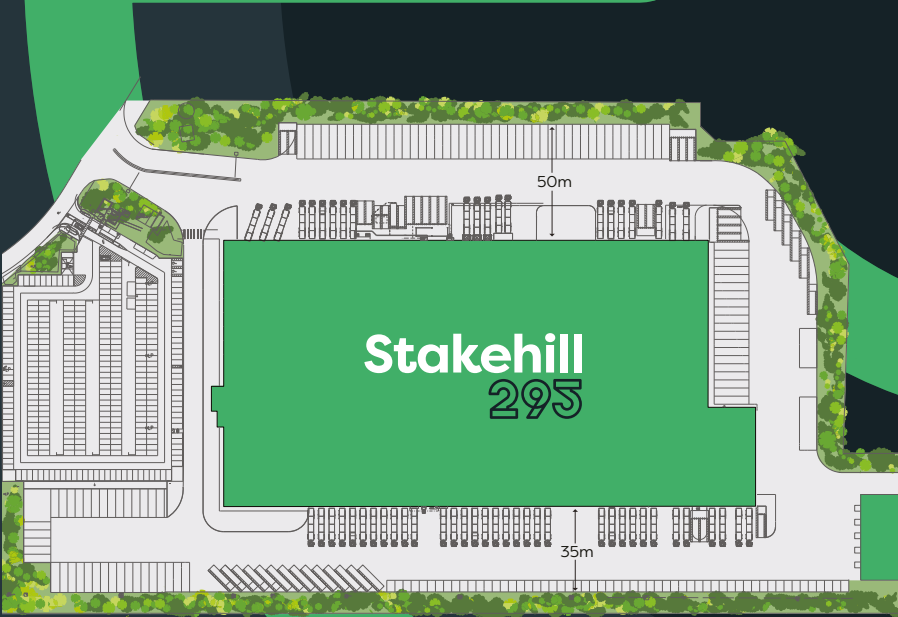
“a prime distribution facility situated on Stakehill Industrial Estate”

Description

The property was built in 1988 to a high standard of design and specification and is of steel portal frame construction.

The key features include:

- Eaves height 12m
- Cross dock configuration
- 53 docks / 2 level access doors
- Self contained 21.5 acre site
- Vehicle Maintenance Unit
- 360 degree site circulation
- 363 trailer spaces
- Extensive yards/HGV parking
- Two storey offices
- Gatehouse
- 1.5 MVA power
- The unit is to undergo a comprehensive refurbishment



Accommodation

The property has been measured in accordance with the RICS Property Measurement 6th Edition (2015):

Description	Sq ft	Sq m
Warehouse	253,157	23,519
Ground floor offices	15,346	1,426
First floor offices	16,918	1,572
VMU	8,646	803
Gatehouse	391	36
TOTAL GIA	294,458	27,356

“Stakehill 295 is a self contained 21.5 acre site”

Rates

We are informed by the VOA website that the property has a rateable value of £1,510,000. Interested parties are advised to make their own investigations.

EPC

The building has a Energy Performance Rating of B.

Legal Costs

Each party to pay their own legal costs arising out of the transaction.

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Location

Stakehill 295 is a prime distribution facility situated on Stakehill Industrial Estate, Middleton, 7 miles to the north east of central Manchester. The estate is highly accessible being approximately 1 mile to the south of J20 of the M62 with direct access to the A627(M) and 3.25 miles north of Junctions 19 and 20 of the M60 orbital.

Manchester is in the centre of the UK with direct connection to the national motorway network to the North, South, East & West. 20 Million people and over 200 million sq ft of retail floor space can be reached within a 2.5 hour drive time. Over 50 million people and 525 million sq ft of retail floor space can be reached within 4.5 hours' drive. (source: PMA)

Manchester is on the West Coast Mainline and benefits from rapid, frequent and direct services from Manchester Piccadilly to Liverpool (50 minutes), Leeds (55 minutes), Birmingham (90 minutes) and London Euston (125 minutes).

“Excellent access from the the M62”

Location	Distance (Miles)
Manchester City Centre	9
Manchester Airport	22
Leeds	35
Leeds Bradford International Airport	36
Port of Liverpool & L2	45
Liverpool John Lennon Airport	41
Birmingham	100
London	217
Hull Port	87

*Distances shown are shortest drive distances.
Source: Google maps*



“Stakehill Industrial Estate is home to occupiers including **Yodel**, **Romac**, **Booker**, **Fanatics** and many more...”

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