

# G1, Stakehill Industrial Estate

**To Let – Available Immediately**

Warehouse

76,833 sq ft (7,138 sq m)



# G1, Stakehill Industrial Estate



Extensively refurbished throughout



EPC A rating



Secure gated site



20 dock loading doors



9 metre eaves height

## To Let – Available Immediately Warehouse 76,833 sq ft (7,138 sq m)

Stakehill Industrial Estate has long been established as one of the premier industrial and distribution locations in the North West of England.

G1 is a detached modern warehouse and has been extensively refurbished:

- The roof has been recoated and the gutters have been re-lined with giromax. The roof has a 25 year product guarantee

and a 15 year guarantee for the gutter coating

- Dock levellers overhauled
- New external dock shelters and numbers
- Warehouse decorated throughout
- All the services have been tested and certified



Gatehouse at entrance



1 tailgate loading door



20 dock loading doors



1 level access loading door



LED lighting



Fitted ground and first floor office accommodation



Kitchenette on both the ground and 1st floor



New air conditioning

## Siteplan



## Accommodation

| Unit                | Area (sq ft)  | Area (sq m)     |
|---------------------|---------------|-----------------|
| <b>Ground Floor</b> | <b>75,018</b> | <b>6,969.43</b> |
| Warehouse           | 72,924        | 6,774.84        |
| Office              | 1,121         | 104.14          |
| Ancillary           | 974           | 90.45           |
| <b>First Floor</b>  | <b>1,814</b>  | <b>168.57</b>   |
| Office              | 1,248         | 115.94          |
| Ancillary           | 567           | 52.63           |
| <b>Total GIA</b>    | <b>76,833</b> | <b>7,138.00</b> |



Location



## Travel Distance

Touchet Hall Road, M24 2SJ



### BY ROAD

Located approximately 8 miles to the north of Manchester City Centre in between the M60 orbital and the M62 Transpennine motorways, Stakehill Industrial Estate is particularly well located to serve the north, east and west regions of Greater Manchester, Yorkshire and Lancashire.

The estate has unrivalled motorway access through being located immediately adjacent to the A627(M) which provides direct access to Junction 20 of the M62 within 1.5 miles, and Junction 21 of the M60 orbital motorway approximately 2.5 miles to the south.



### BY AIR

Manchester International Airport, located only 22 miles to the south, is the UK's third largest handling over 1.8 million passengers per annum. Over 60 airlines use the airport offering direct flights to over 200 destinations worldwide.



# G1, Stakehill Industrial Estate

Stakehill Industrial Estate, Touchet Hall Road, Middleton, Manchester, M24 2SJ

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Anti - Money Laundering

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Viewing / Further Information



**John Barton**  
john@bcrealestate.co.uk  
07501 773 672



**Will Kenyon**  
will@b8re.com  
07802 869 279

## Mileway

**Charlotte Middleton**  
northwest@mileway.com  
01925 358160



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. July 2024.

[mileway.com](http://mileway.com)

**Mileway**