

# ELECTRON

STAKEHILL INDUSTRIAL ESTATE  
MANCHESTER, M24 2SJ

Modern Warehouse / Industrial Unit  
FULLY REFURBISHED  
AVAILABLE NOW

**82,506 sq ft**

**To Let**

Significant Power Supply (1.35MVA)

Touchet Hall Road • Manchester • M24 2SJ



# PRIME MODERN WAREHOUSE UNIT





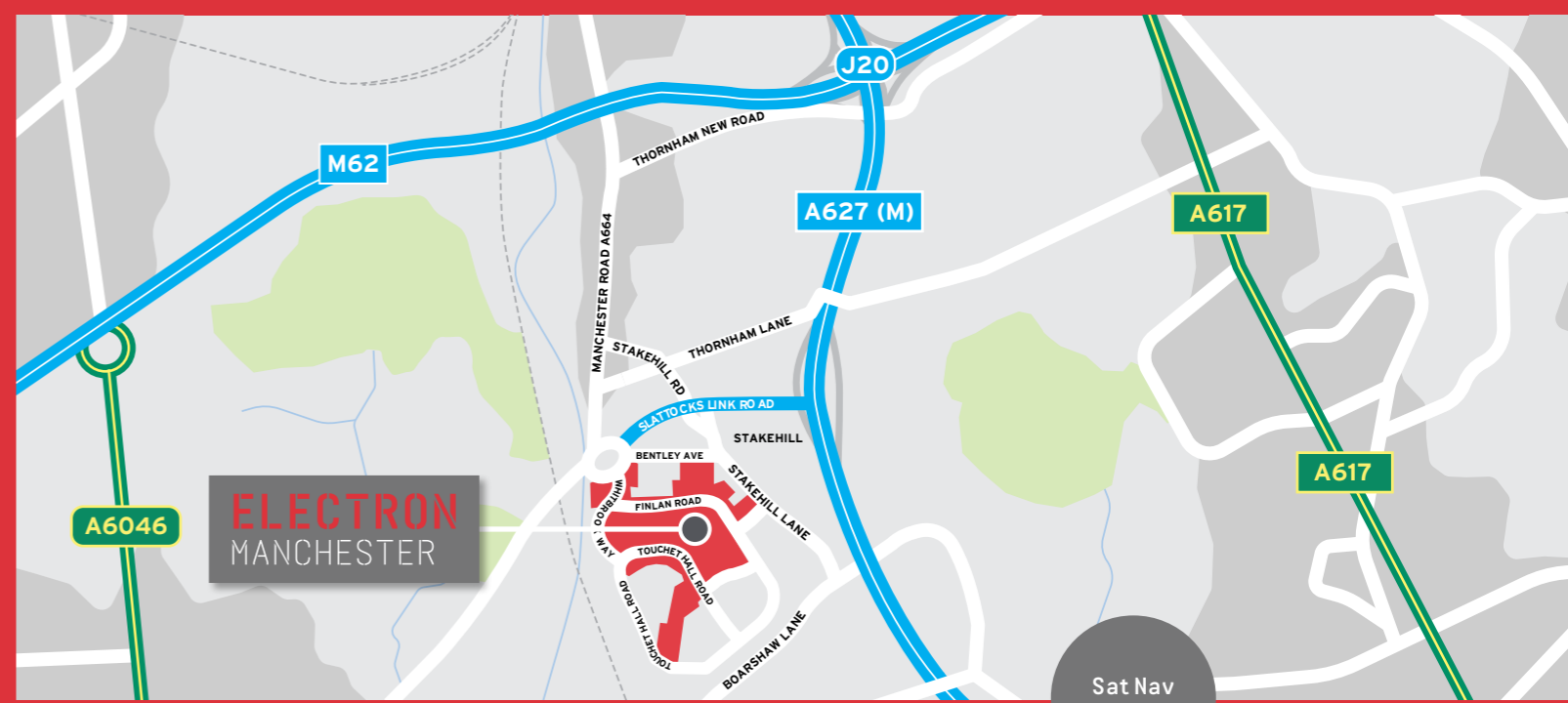
Electron is located in the heart of the UK, 69% of the UK's population is accessible within a 4 hour drive time.

#### HGV Drive Times




- 0-80 mins
- 80-160 mins
- 160-240 mins

Source: Mercator Geosystems

# PRIME POSITION



#### Communications

Motorways		Airports		Cities	
A627 (M)	0.5 miles	Manchester International	22 mins	Manchester	38 mins
M62 (Jct 20)	1.5 miles	Leeds Bradford	37 mins	Warrington	61 mins
M60 Orbital (Jct 21)	3 miles	Liverpool John Lennon	40 mins	Leeds	69 mins
M66	6.5 miles	East Midlands Airport	130 mins	Liverpool	89 mins
M61	11 miles	Heathrow	230 mins		

Source: AA Route Planner

Gallery



Gallery



Aerial

Aerial

# IN GOOD

# COMPANY

**ELECTRON**  
MANCHESTER

- PSV Glass & Glazing
- Comfy Quilts
- Booker
- Tool Station
- Comfy Quilts
- Comfy Quilts
- Foot Asylum
- Tesco
- Parcel Force
- Fanatics
- Howard Tenens
- Anovo
- JLG
- Yodel
- Evri

M62

Oldham Manchester

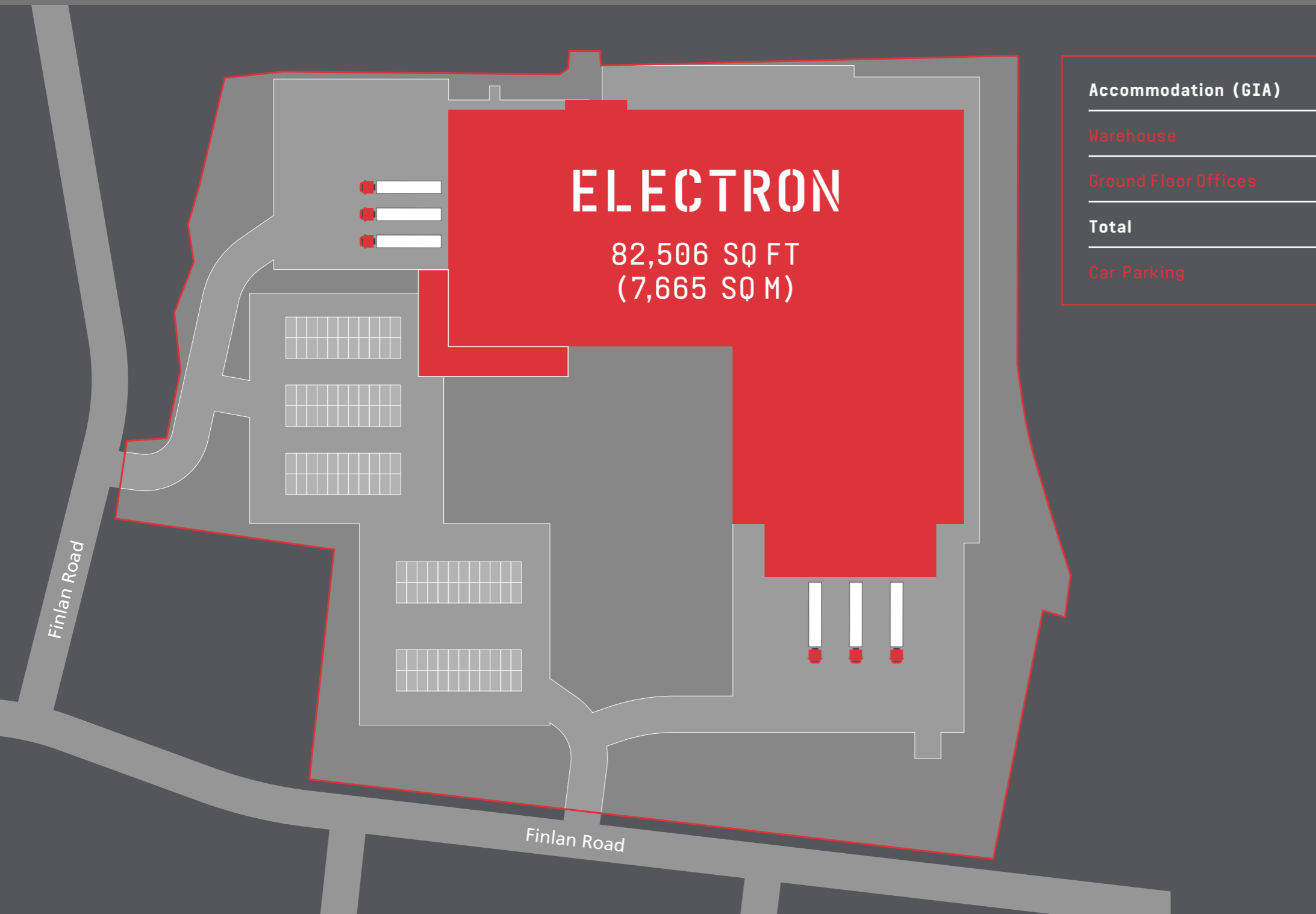
A627(M)

A627(M)

A664

# ELECTRON 82,506 SQ FT

## WITH OPPORTUNITY TO EXPAND



Accommodation (GIA)	sq ft	sq m
Warehouse	73,571	6,835
Ground Floor Offices	8,935	830
<b>Total</b>	<b>82,506</b>	<b>7,665</b>
Car Parking		119 Spaces

### Specification

- 4 Level access and 2 dock level loading doors
- 2 Secure delivery yards
- 8M eaves height
- LED lighting and a smoke and air ventilation system
- Fitted with sprinklers
- Single storey offices
- Steel portal frame construction
- Power 1.35MVA
- Targeting EPC B
- 100% PV ready
- EV Charging points
- Bike racks



Gallery



# DESTINATION: MANCHESTER

## Professional Employment Pool

## Labour Force

## Location

## Connectivity



A regional hub for world class research manufacturing and engineering facilities.

# 9%

11% of the local labour force are employed in manufacturing.



Skilled labour employed at the high end of the AI and data, advanced materials, cyber and, construction tech.

# 63%

In Greater Manchester, 63% of residents of working age are economically active.

# 69%

69% of the UK's population is accessible within a 4 hour drive time.

Air, road and rail networks providing easy access to over 500 million consumers across Europe.

# 500

MILLION

# 22

MINUTES

Located at the heart of the country's major road arteries, 22 minutes away from Manchester International Airport.

## Local Occupiers

The area is home to more than 2,000 foreign owned companies and leading brands.



BNY MELLON

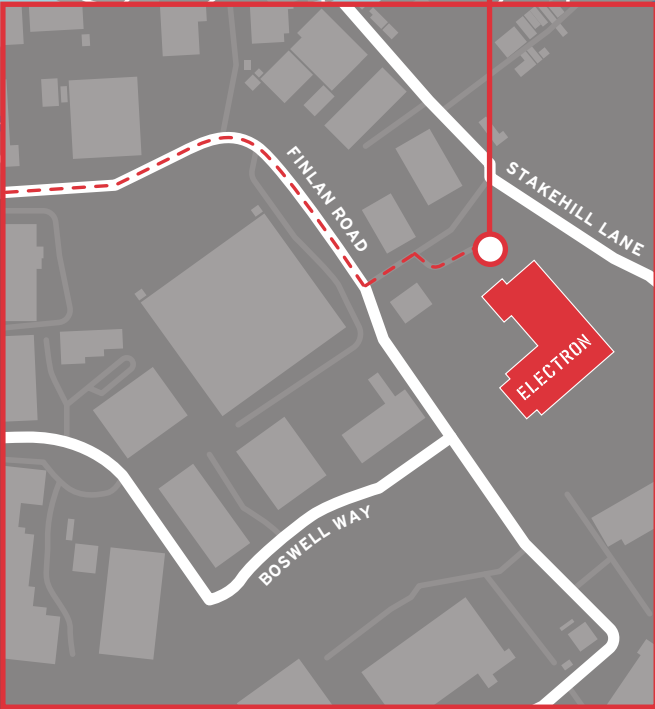
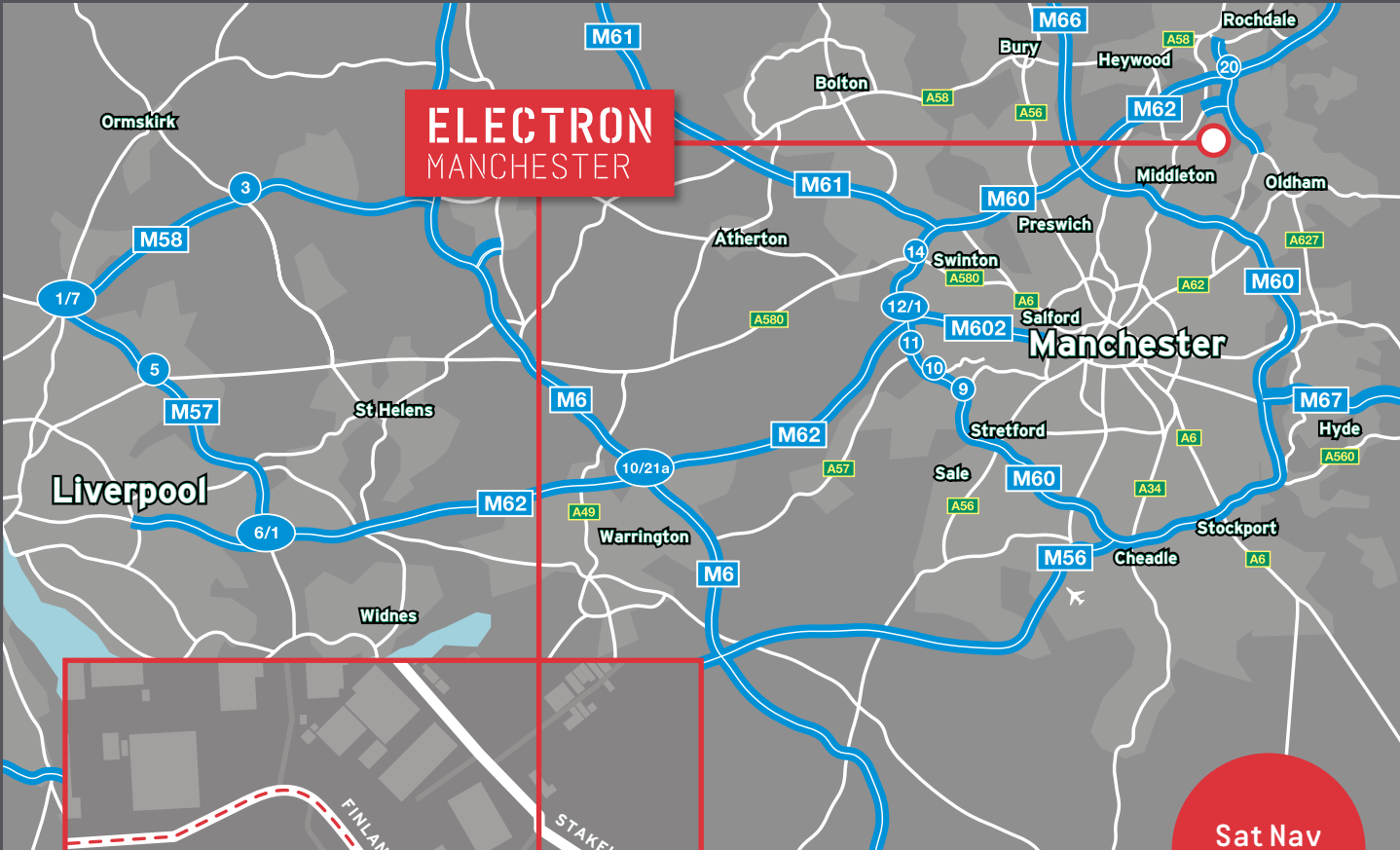


adidas

AstraZeneca







**Terms**

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed. Each party will be responsible for their own legal costs.

**EPC**

Targeting EPC B.

**savills.co.uk** 

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