

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





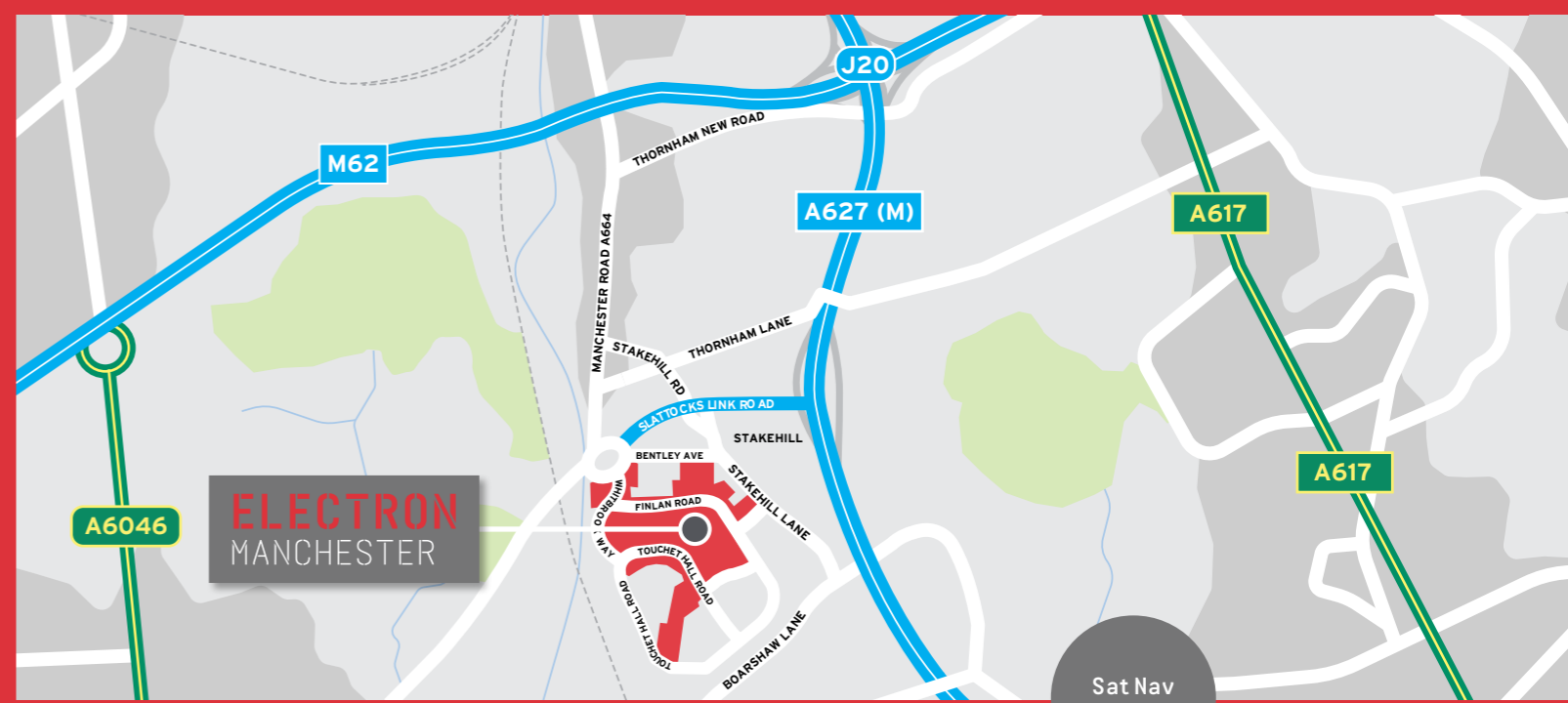
Electron is located in the heart of the UK, 69% of the UK's population is accessible within a 4 hour drive time.

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
- Fanatics
- Parcel Force
- Howard Tenens
- Yodel
- Evri
- Anovo
- JLG

M62

Oldham Manchester

A627(M)

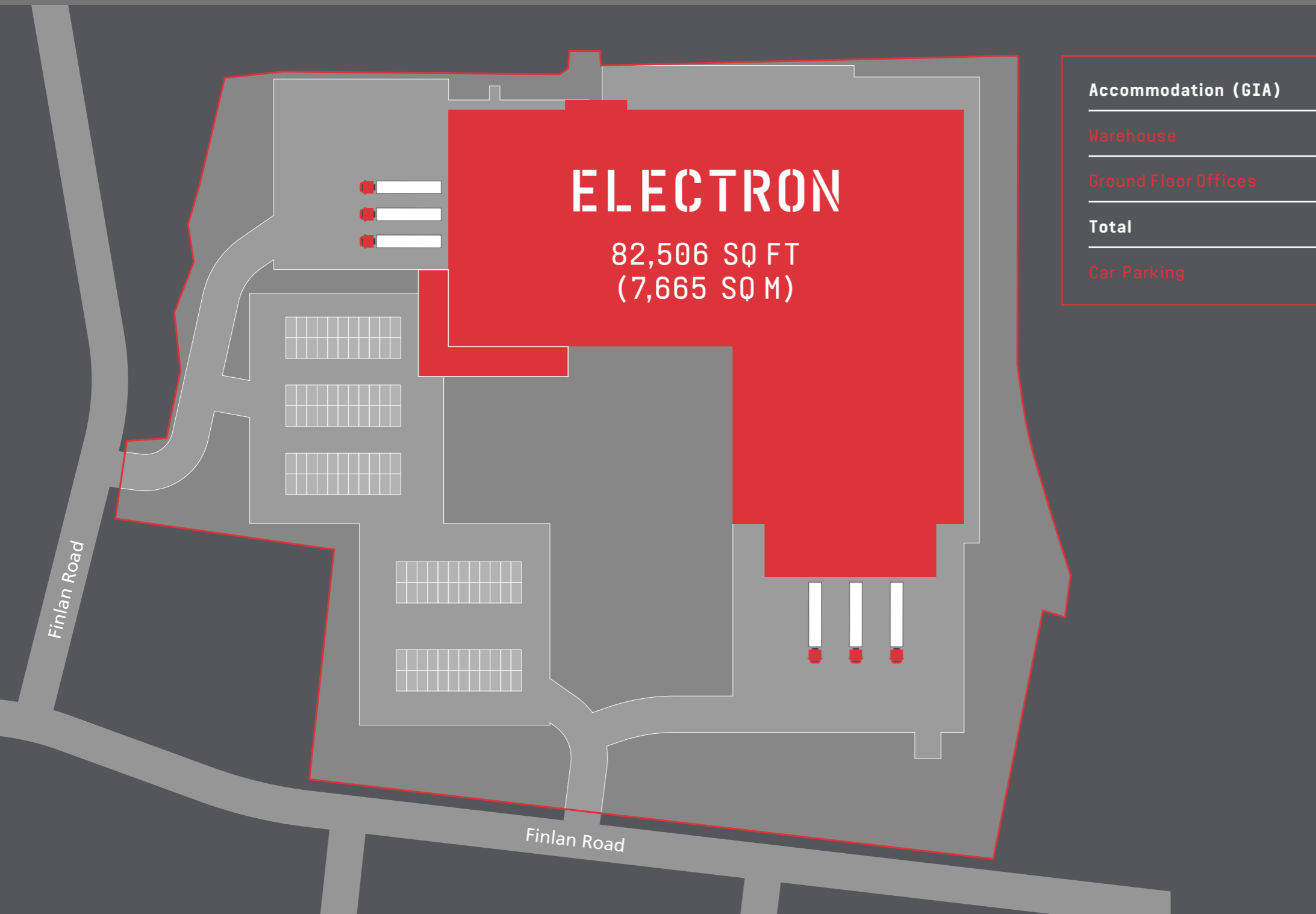
A627(M)

A664



ELECTRON 82,506 SQ FT

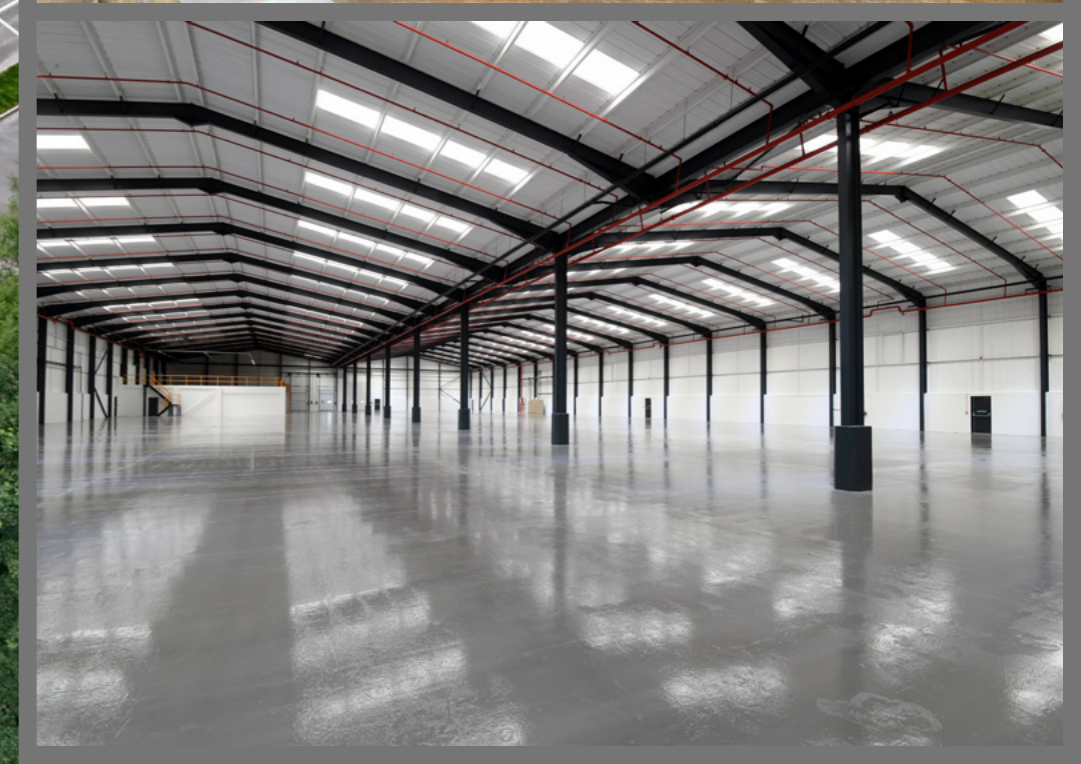
WITH OPPORTUNITY TO EXPAND



Accommodation (GIA)	sq ft	sq m
Warehouse	73,571	6,835
Ground Floor Offices	8,935	830
Total	82,506	7,665
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
- Yard depth 45m
- EPC Rated B
- EV Charging points
- Bike racks



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.



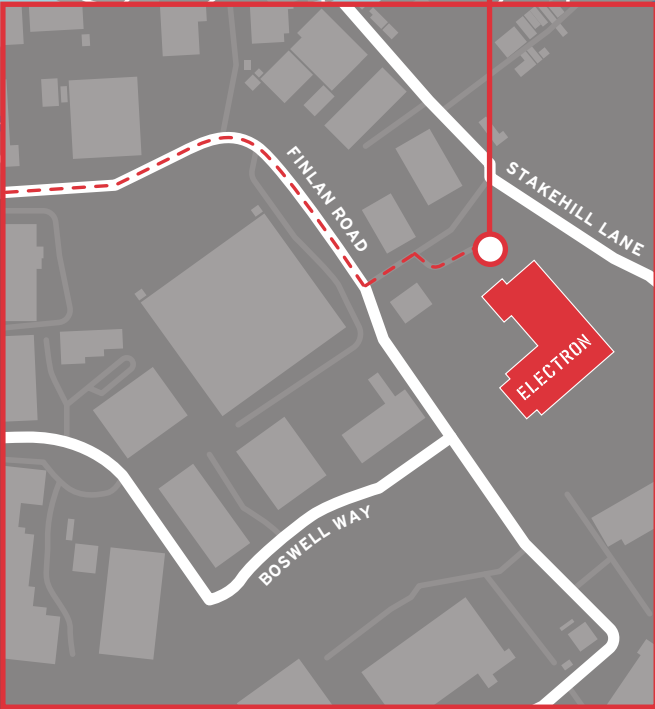
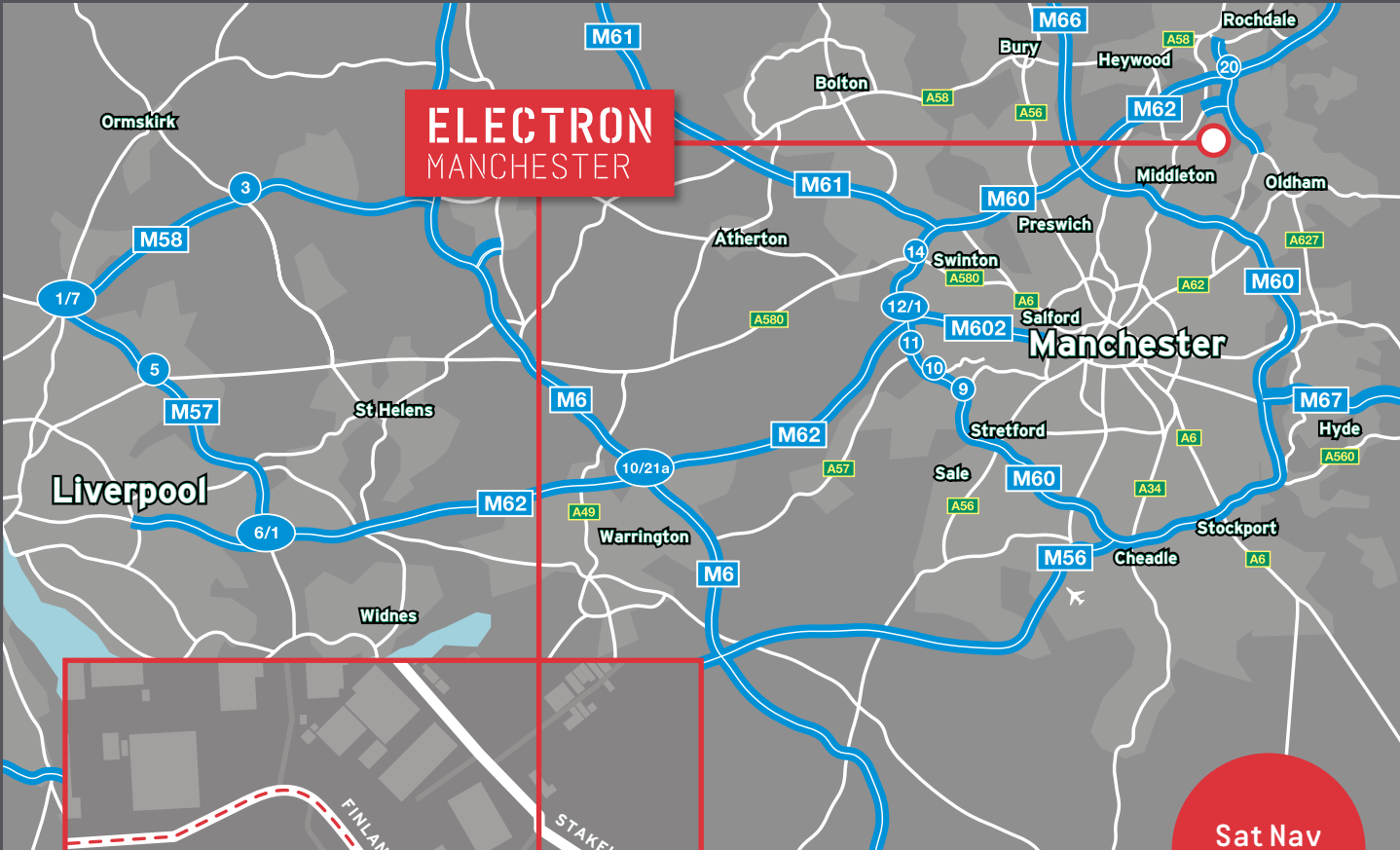
BNY MELLON



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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