

# UNIT 7/8

STAKEHILL INDUSTRIAL ESTATE  
MANCHESTER, M24 2RW

Modern Warehouse / Industrial Unit  
FULLY REFURBISHED  
AVAILABLE NOW

Unit 7 - 5,942 sq ft

Unit 8 - 5,897 sq ft

To Let

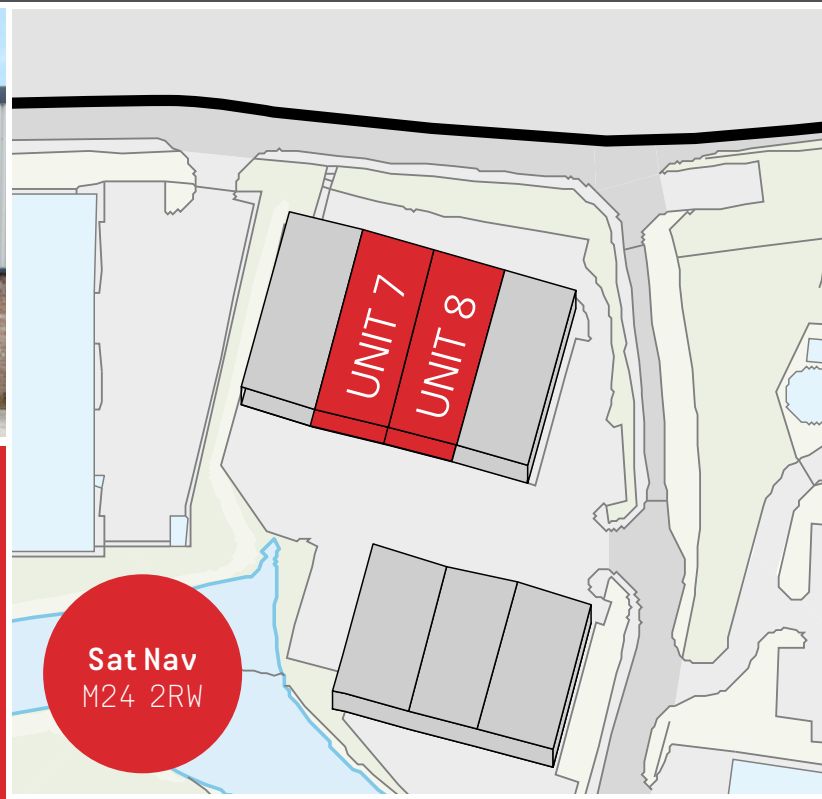
Touchet Hall Road • Manchester • M24 2SJ



# unit 7 & 8

STAKEHILL INDUSTRIAL ESTATE ■ MANCHESTER ■ M24 2RW

CANMOOR



## DESCRIPTION

A modern steel portal frame unit benefitting from the following:

- 5.5 metres to the eaves
- Drive-in level loading door for both units
- High quality office
- Large concreted yard
- Secure Shared yard and parking area
- Steel portal frame construction
- Male & Female W/C's

## ACCOMMODATION

The subject property has been measured on a net internal basis and provides the following accommodation:

|              | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Unit 7*      | 5,942         | 552          |
| Unit 8*      | 5,897         | 548          |
| <b>Total</b> | <b>11,839</b> | <b>1,100</b> |

\*Available as one or together

Sat Nav  
M24 2RW

## 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.

## RATEABLE VALUE

Occupiers are advised to make their own enquiries of the local Rating Authority.

## EPC

The unit has an EPC rating of C (65).

## VAT

VAT will be charged where applicable at the prevailing rate.



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