

ELECTRON

STAKEHILL INDUSTRIAL ESTATE
MANCHESTER, M24 2SJ

Modern Warehouse / Industrial Unit
UNDERGOING REFURBISHMENT
READY FOR OCCUPATION Q2 2024

82,506 sq ft

To Let

Significant Power Supply (1.35MVA)

Touchet Hall Road • Manchester • M24 2SJ



PRIME MODERN WAREHOUSE UNIT





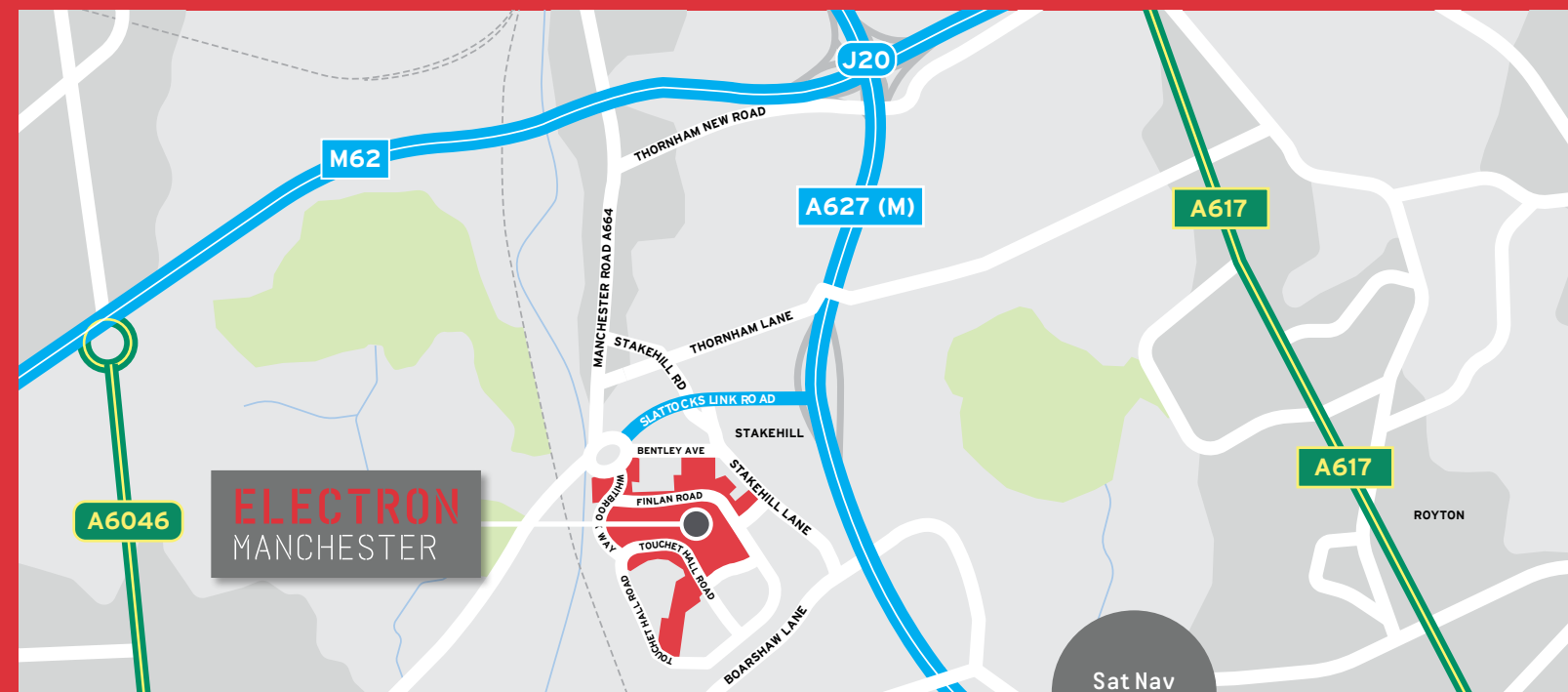
Electron is located in the heart of the UK, 69% of the UK's population is accessible within a 4 hour drive time.

HGV Drive Times

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

Source: Mecator Geosystems

PRIME POSITION



Sat Nav
M24 2SJ

Communications

Motorways	Airports	Cities
A627 (M)	Manchester International	Manchester
M62 (Jct 20)	Leeds Bradford	Warrington
M60 Orbital (Jct 21)	Liverpool John Lennon	Leeds
M66	East Midlands Airport	Liverpool
M61	Heathrow	

Source: AA Route Planner

Aerial

Aerial

IN GOOD

COMPANY

**ELECTRON
MANCHESTER**

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

M62

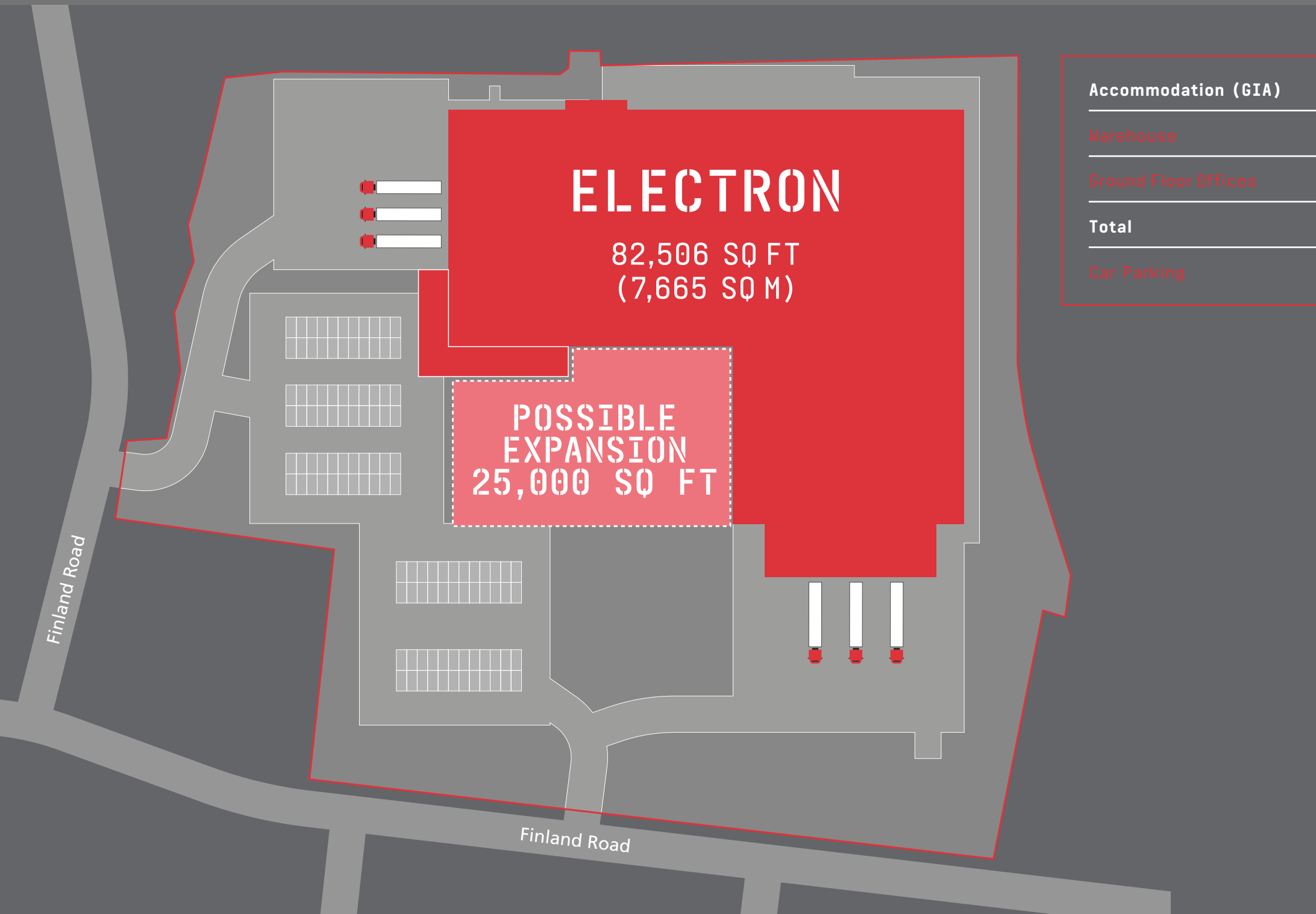
A664

← Oldham Manchester

A627(M)

A627(M)

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
- Undergoing refurbishment
- Targeting EPC B
- 10% PV ready
- EV Charging points
- Bike Racks

Gallery



Indicative Internal



DESTINATION: MANCHESTER

Professional Employment Pool



63%

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

Labour Force



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.

Location

69%

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

Connectivity

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



