

# unit 65

STAKEHILL INDUSTRIAL ESTATE ■ MANCHESTER ■ M24 2RW

CANMOOR



## Modern Detached Industrial / Warehouse Unit 26,217 sq ft (2,436 sq m) **TO LET**

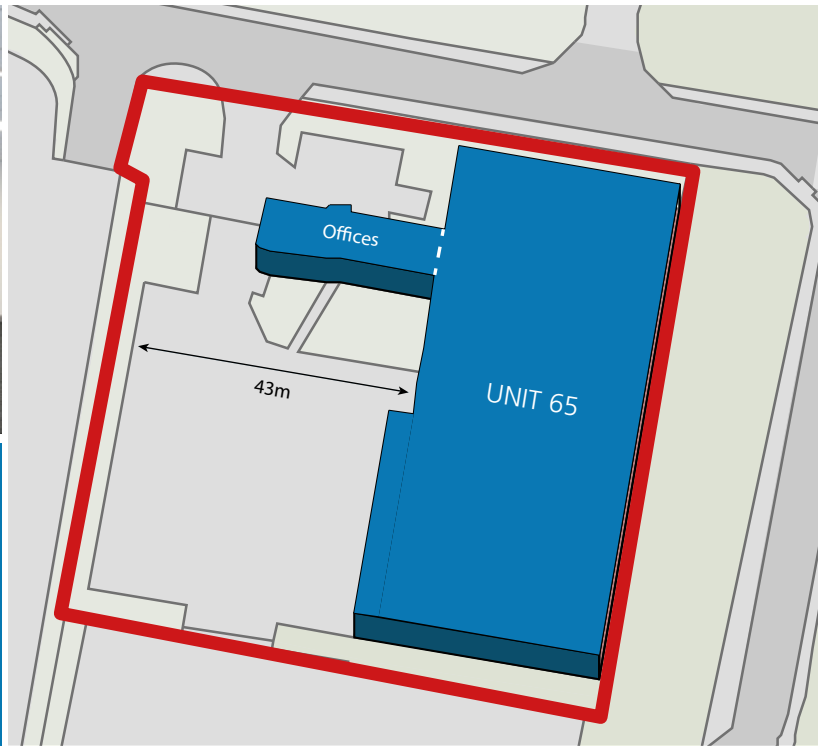
- Direct access to A627 (M)
- Large secure yard
- Good quality integral offices
- 1 mile from Junction 20 M62
- Eaves height of 7.7m
- 6 dock level loading doors

# MANCHESTER

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## DESCRIPTION

A detached secure steel portal frame unit which is to be refurbished. The unit benefits from the following:

- Solid concrete floor
- Loading via 6 dock level loading doors and a single drive in door
- Large private yard with electric gates
- Good quality integral offices
- Eaves height of 7.7 metres
- 220 Kva power

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice and the following areas have been calculated:

Unit 65	sq ft	sq m
Warehouse	25,038	2,326
Ground Floor Offices	1,179	110
<b>TOTAL</b>	<b>26,217</b>	<b>2,436</b>

## 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.

## TERMS

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

Can be provided on request.



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