

# unit 60

STAKEHILL INDUSTRIAL ESTATE ■ MANCHESTER ■ M24 2RW



## Refurbished Industrial/Warehouse Units 12,770 sq ft **TO LET**

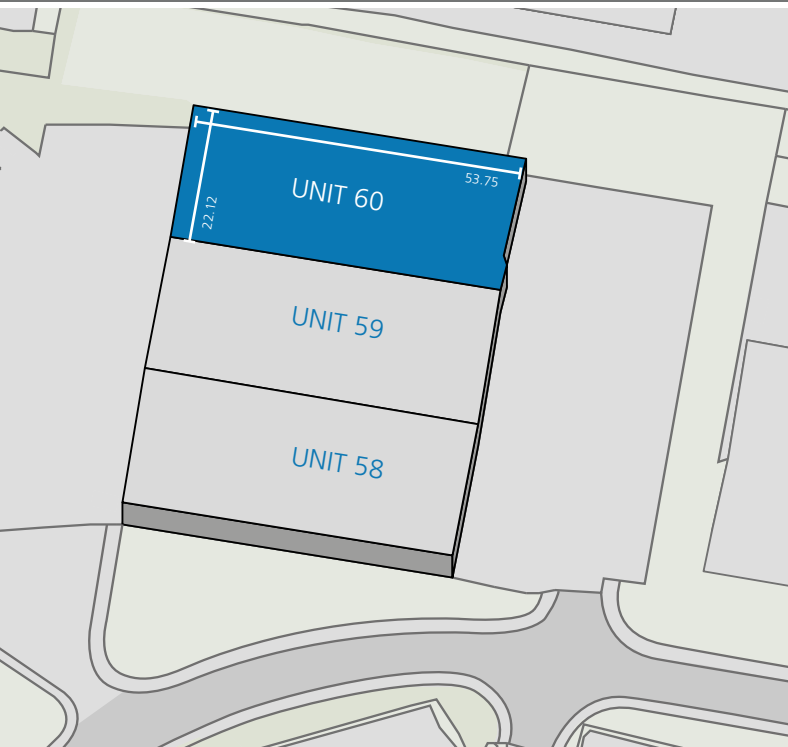
- Established industrial estate
- Large yard and parking area
- 2 drive in level loading doors
- 6 metres to the eaves
- Direct access to A627 (M)
- 1 mile from Junction 20 M62

# MANCHESTER

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CANMOOR



## Description

A modern steel portal frame unit benefitting from the following:

- Solid concrete floor
- 6 metres to the eaves
- Loading via 2 drive in level loading doors
- Large concrete yard
- Modern integral offices

## Accommodation

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

Unit 60	SQ FT
<b>Total (sq ft)</b>	<b>12,770</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. Each party will be responsible for their own legal costs.

## EPC

C (72). A copy of the EPC is available on request.

Savills Manchester

savills.co.uk savills

0161 236 8644

**Alex Palfreyman**  
APalfreyman@savills.com  
**Jonathan Williams**  
jonathan.williams@savills.com

AVISON  
YOUNG

0161 228 1001  
avisonyoung.co.uk

**James Goode**  
James.Goode@avisonyoung.com  
**Jack Weatherilt**  
Jack.Weatherilt@avisonyoung.com