



Jct 20 M62 Middleton Manchester



- Fully refurbished units available
- CCTV surveillance
- Direct motorway access via A627(M)/M62

TO LET

**1,182 to
3,565 sq m**

(12,723 to 38,373 sq ft)

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, Aldi (UK) Limited, Tibbett and Britten, Booker, Cert Services, Christian Salvesen, Dunlop GRG Ltd and SSL International.

The estate also benefits from a strong local presence with companies taking advantage of Stakehill's proximity to Rochdale, Oldham and Manchester city centre.



drive times

Stakehill provides excellent links to the National Motorway network. Approximate HGV drive times are as follows:

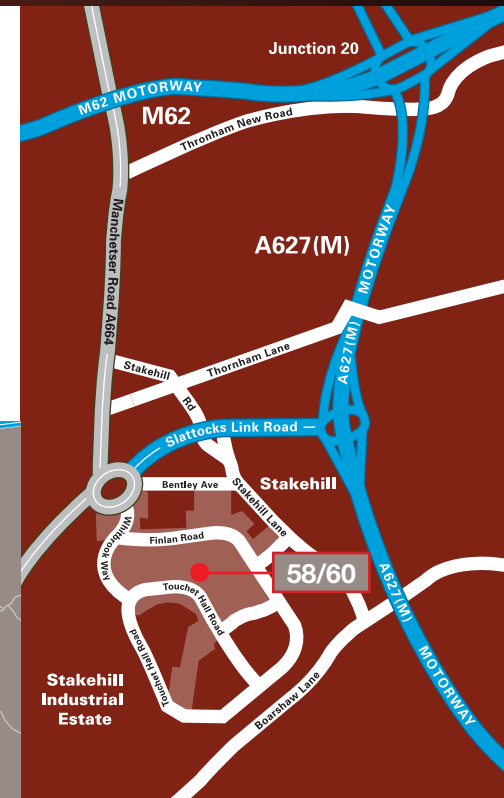
Manchester Airport	30 mins
Warrington	40 mins
Liverpool	1 hour
Leeds	1 hour
Hull	1.5 hours
London	4.5 hours

58/60



description

Units 58/60 are steel frame construction with elevations of brickwork to dado level and profile cladding to the eaves. They can be split to provide accommodation from 12,723 sq ft to 38,373 sq ft. Each unit is undergoing a full refurbishment and each bay will provide separate office and w/c facilities and 2 level access doors to a large loading apron.



accommodation

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

Unit 58	1,198 sq m	12,895sq ft
Unit 59	1,185 sq m	12,755 sq ft
Unit 60	1,182 sq m	12,723 sq ft
Total	3,565 sq m	38,373 sq ft

security

Stakehill Industrial and Distribution Park benefits from constant CCTV camera monitoring of the site.

terms

The premises are made available by way of new FRI leases for a term of years to be agreed.

legal costs

Each party to bear their own legal costs incurred.

viewing & further information

For further details and viewing please contact the agents.



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk



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