

# unit 59-60

STAKEHILL INDUSTRIAL ESTATE ■ BLUE ZONE ■ MANCHESTER ■ M24 2RW



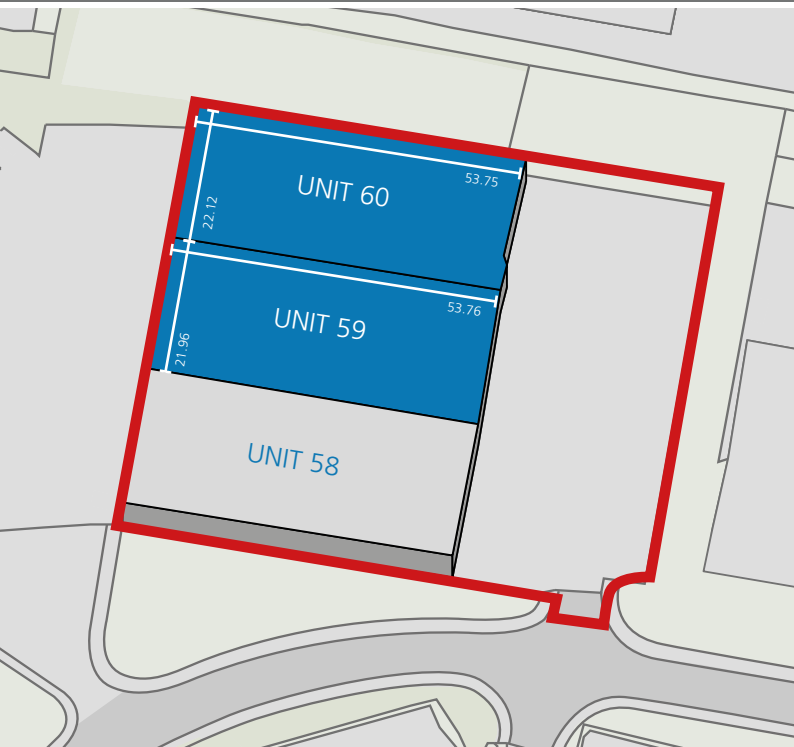
## Two Industrial/Warehouse Units 12,707 - 25,504 sq ft **TO LET**

- Fully refurbished
- 2/4 drive in level loading doors
- 6 metres to the eaves
- Monitored CCTV
- Direct access to A627 (M)
- 1 mile from Junction 20 M62
- Large yard and parking area
- Available as single or combined units

# MANCHESTER

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## Description

A modern steel portal frame unit benefitting from the following:

- Solid concrete floor
- 6 metres to the eaves
- Loading via 2/4 drive in level loading doors
- Large concrete yard
- Good quality modern integral offices
- Available as single or combined units

## Accommodation

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

	Unit 59	Unit 60	Total
Warehouse	12,085	12,176	24,261
Office	622	622	1,244
<b>Total (sq ft)</b>	<b>12,707</b>	<b>12,797</b>	<b>25,504</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 units 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

Can be provided on request



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