



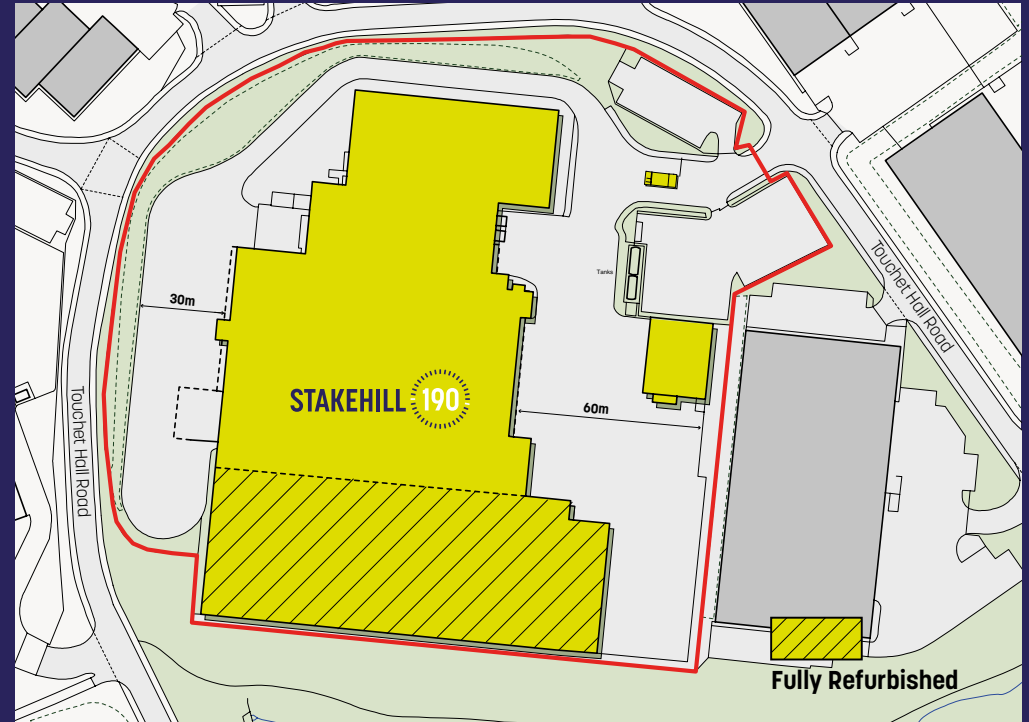
STAKEHILL

190

TO LET

Stakehill Industrial Park, Junction 20 M62,
Middleton, Manchester, M24 2RN

Detached Cross Docked Distribution Facility
190,648 sq ft (17,687 sq m)



STAKEHILL 190

**Stakehill Industrial Park, Junction 20 M62,
Middleton, Manchester, M24 2RN**

Description

Stakehill 190 is a high quality self contained cross docked logistics facility of steel portal frame construction and profile clad elevations and roof. The accommodation offers flexible and efficient solutions for occupiers ready for immediate occupation.

Specification

- Cross docked distribution facility
- Fully secured site including gatehouse
- Bay 1 (66,600 sq ft) fully refurbished allowing immediate occupation
- 8.30m to underside of haunch
- 24 dock level loading doors
- 30m & 60m deep yards
- 42% site cover
- Vehicle maintenance unit
- Derv tank
- 99 car parking spaces



Accommodation

The Property has been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition).

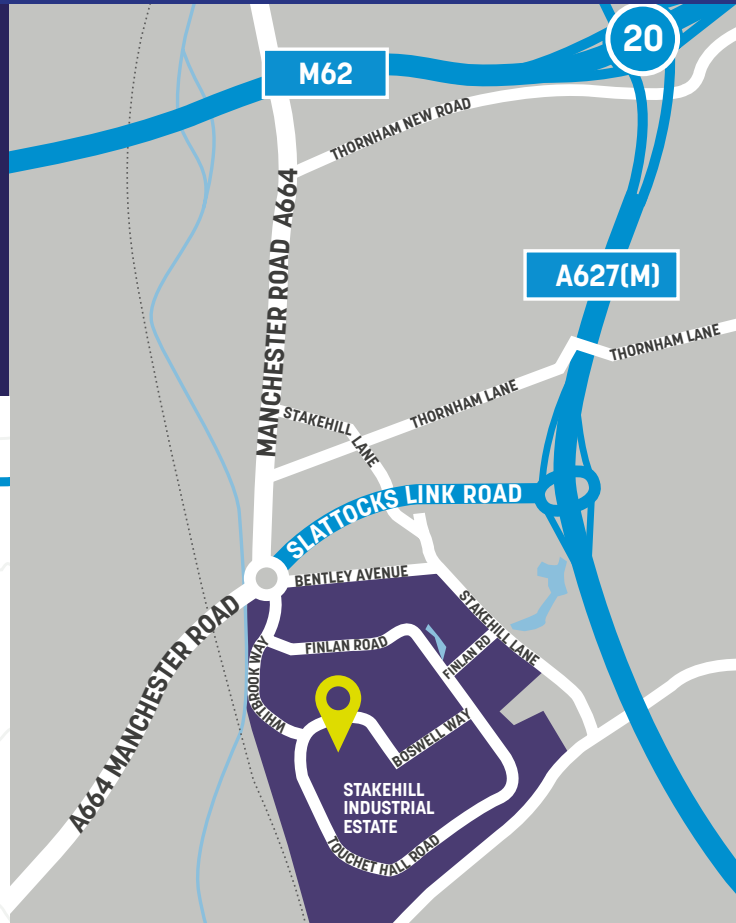
	Sq Ft	Sq M
Warehouse	169,960	15,790
Offices	12,137	1,128
VMU	5,636	498
Canopy	2,915	271
Total	190,648	17,687
Site Area	9.60 acres / 42% site cover	



STAKEHILL 190

Stakehill Industrial Park, Junction 20 M62,
Middleton, Manchester, M24 2RN

Sat Nav: M24 2RN



Location

Stakehill Industrial Estate is one of the premier industrial and distribution locations in the North West of England. It is located approximately 8 miles to the north of Manchester City Centre in between the M60 orbital and the M62 Transpennine motorways and is particularly well located to serve the north, east and west regions of Greater Manchester, Yorkshire and Lancashire through unrivalled motorway via adjacent to the A627(M) which provides direct access to Junction 20 of the M62 within 1.5 miles, and Junction 21 of the M60 orbital motorway approximately 2.5 miles to the south.

Drive Times

	Miles	Time
Leeds	34	42 mins
Liverpool	41	47 mins
Warrington	27	33 mins
Birmingham	102	110 mins

Terms

The property is available by way of a sub lease or assignment of the existing lease expiring in September 2021.

VAT

Unless stated all figures quoted are exclusive of VAT.

Viewing

All enquiries to the agents CBRE and Cushman & Wakefield.

Paul Cook

DD 0161 233 5619

E paul.j.cook@cbre.com

Chris Brown

DD 0161 455 3719

E christopher.brown@cushwake.com



0161 235 8998

cushmanwakefield.co.uk



0161 455 7666

www.cbre.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2017. RB&Co 0161 833 0555. www.richardbarber.co.uk