



MIDDLETON | MANCHESTER | M24 2RW

TO LET FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
FROM 2,971 SQ FT (276 SQ M)

WWW.STAKEHILL.CO.UK

Upon The Instructions of **Commercial Estates Group**



DESCRIPTION

Stakehill Industrial Estate provides a number of modern and refurbished warehouse / industrial units, offering a range of sizes, with occupiers including Tesco, Aldi (UK) Limited, Booker, Cert Services, Dunlop GRG Ltd, Comfy Quilts, NFT Logistics and Bibby Logistics.

The units are available for immediate occupation and are comprehensively refurbished to a very high standard.

THE UNITS BENEFIT FROM

- Fully refurbished
- Steel portal frame construction
- CCTV & on-site security
- Roller shutter door access to each unit
- High quality integral offices
- Large yards (some of which currently are self contained or have ability to be made contained)
- Eaves height from 4.87 to 6.1 metres

**IN EXCESS OF
2.5 MILLION SQ FT
OF INDUSTRIAL &
DISTRIBUTION SPACE**



ZONED AREAS FOR EASIER ACCESSIBILITY





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

LOCATION

Stakehill Industrial Estate is widely acknowledged to be one of the finest industrial estates in the North West.

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 providing outstanding access to the regional and national motorway network.

The regional centres of Manchester, Rochdale, Oldham and Bolton are all close by, with the M60 orbital further enhancing communications to South Manchester and Manchester Airport.

**BENEFITTING
FROM STRONG
LOCAL PRESENCE &
EXCELLENT
ACCESS LINKS**



FULL RANGE OF UNITS TO SUIT OCCUPIERS NEEDS

AVAILABILITY

REDZONE

UNIT 6	UNDER OFFER	5,975 SQ FT
UNIT 7	UNDER OFFER	5,941 SQ FT
UNIT 20-23	AVAILABLE	26,168 SQ FT
LINK HOUSE	AVAILABLE	6,048 SQ FT

BLUEZONE

UNIT 35-36	AVAILABLE	10,097 SQ FT
UNIT 39	AVAILABLE	4,975 SQ FT
UNIT 40	AVAILABLE	12,694 SQ FT
UNIT 41	AVAILABLE	4,937 SQ FT
UNIT 42	AVAILABLE	4,977 SQ FT
UNIT 45	AVAILABLE	2,971 SQ FT
UNIT 46-47	AVAILABLE	9,925 SQ FT
UNIT 48	AVAILABLE	4,977 SQ FT
UNIT 50-52	AVAILABLE	24,979 SQ FT
UNIT 59	AVAILABLE	12,694 SQ FT
UNIT 63	AVAILABLE	36,865 SQ FT
UNIT 64	AVAILABLE	36,086 SQ FT



FULLY REFURBISHED MODERN WAREHOUSE UNIT 26,168 SQ FT

- LARGE SELF CONTAINED SECURE YARD

FLOOR AREAS

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

UNITS 20-23	SQ M	SQ FT
Warehouse	2,231	24,016
Offices	200	2,152
TOTAL	2,431	26,168

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 to responsible for their own legal costs.

DESCRIPTION

A comprehensively refurbished warehouse unit of steel portal frame construction. The unit benefits from the following:

- Solid Concrete floor
- Loading via 4 level access loading doors
- Large private concrete yard
- Two storey high quality integral offices
- 6m metre eaves

Energy Performance Certificate

Non-Domestic Building

HM Government

Unit 20-23, Stakehill Industrial Estate
Touchet Hall Road
Middleton
MANCHESTER
M24 2SJ

Certificate Reference Number:
0010-9068-0358-3910-7030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

141

This is how energy efficient the building is.

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2445
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

46

If newly built

84

If typical of the existing stock



MODERN SELF CONTAINED OFFICE BUILDING 6,048 SQ FT

- UP TP 30 DEDICATED PARKING SPACES

FLOOR AREAS

LINK HOUSE	SQ M	SQ FT
Ground Floor	278.38	2,996
Offices Floor	283.56	3,052
TOTAL	561.87	6,048

DESCRIPTION

Link House is a purpose built two storey office building of brick built construction and a pitched tiled roof. The building is prominently located off Whitbrook Way and benefits from dedicated surface car parking providing 30 spaces at a ratio of 1:202 sq ft.

- Suspended ceilings
- Perimeter trunking
- Kitchen facilities
- WC facilities
- Gas central heating

TERMS

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Alternatively our clients may consider selling the property.

LEGAL COSTS

Each party to responsible for their own legal costs.

Energy Performance Certificate

Non-Domestic Building



Link House, Stakehill Industrial Estate
Touchet Hall Road
Middleton
MANCHESTER
M24 2SJ

Certificate Reference Number:
0391-3041-0989-0200-5301

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

74

This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 599
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
37 If newly built
71 If typical of the existing stock



FULLY REFURBISHED MODERN WAREHOUSE UNIT 25,011 SQ FT

- FULLY RACKED
- LEVEL ACCESS LOADING
- LARGE YARD

FLOOR AREAS

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

UNITS 50-52	SQ M	SQ FT
Warehouse	2,270	24,436
Offices	53	575
TOTAL	2,324	25,011

- Large yard (ability to erect a fence to create a self contained yard)
- Good quality integral offices
- 6m eaves
- Additional office accommodation can be provided

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 to responsible for their own legal costs.

DESCRIPTION

A comprehensively refurbished warehouse unit of steel portal frame construction. The unit benefits from the following:

- Fully Racked
- Solid Concrete floor
- Loading via 4 level access loading doors



Energy Performance Certificate

Non-Domestic Building



Unit 50-52, Stakehill Industrial Estate
Touchet Hall Road
Middleton
MANCHESTER
M24 2SJ

Certificate Reference Number:
0010-6084-0348-6930-0014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

143

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2328
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
46 If newly built
85 If typical of the existing stock



FULLY REFURBISHED MODERN WAREHOUSE UNIT 36,865 SQ FT

- LARGE SELF CONTAINED SECURE YARD

FLOOR AREAS

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

UNIT 63	SQ M	SQ FT
Warehouse	3,160	34,008
Offices	265	2,857
TOTAL	3,425	36,865

- Good quality integral offices
- 6m eaves

TERMS

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

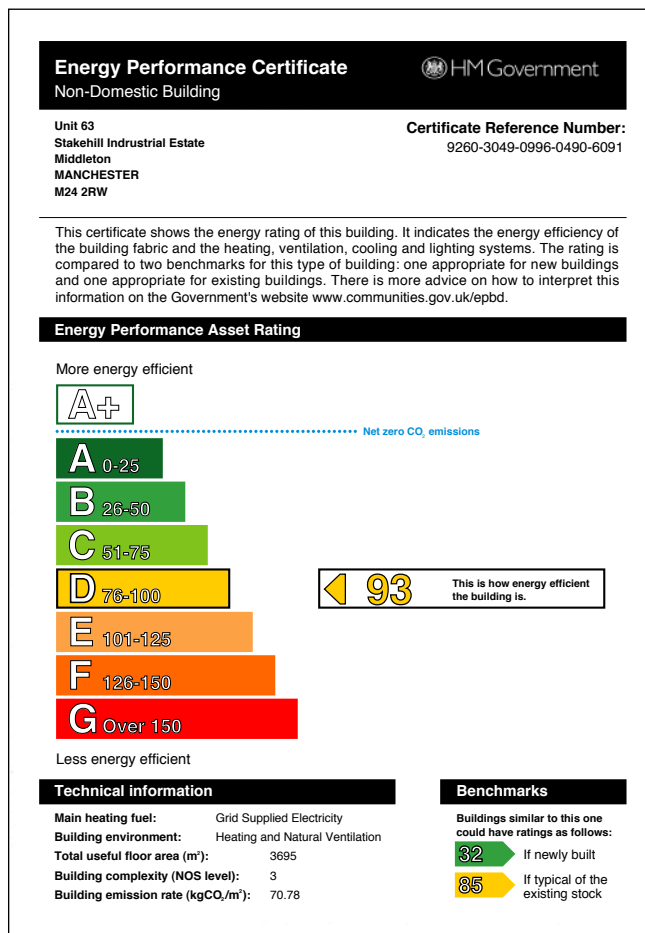
LEGAL COSTS

Each party to responsible for their own legal costs.

DESCRIPTION

A comprehensively refurbished warehouse unit of steel portal frame construction. The unit benefits from the following:

- Solid concrete floor
- Loading via 4 level access loading doors
- Large private concrete yard





FULLY REFURBISHED MODERN WAREHOUSE UNITS 2,971 - 12,694 SQ FT

- DRIVE IN LEVEL LOADING
- LARGE YARDS
- INTEGRAL OFFICES
- CCTV

AVAILABILITY

The units have been measured in accordance with the RICS Code of Measuring Practice and an up to date availability is available on request.

DESCRIPTION

Comprehensively refurbished warehouse units of steel portal frame construction. The units benefit from the following:

- Drive in level loading to each unit
- Large Yards
- Circa 5.5m eaves
- Good quality integral offices
- Potential to combine up to 19,829 sq ft

EPC

EPC's have been prepared and are available upon request.

TERMS

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

LEGAL COSTS

Each party to responsible for their own legal costs.

UNITS TO LET



TERMS

The premises are available on a leasehold basis for a term of year to be agreed.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of rates and an annual service charge.

VIEWINGS

Strictly by appointment through agents:

Savills
0161 236 8644

Stuart Murray
smurray@savills.com

Alex Palfreyman
apalfreyman@savills.com

WHR Property Consultants
0161 228 1001

Mike Rooney
mrooney@whrproperty.co.uk

John Barton
jbarton@whrproperty.co.uk

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