

IMMEDIATELY AVAILABLE

**Extensively Refurbished
Detached Modern Warehouse**

77,430 sq ft (7,193 sq m)

- 20 dock loading doors
- Secure gated site
- Loading on 2 elevations
- Circa 9m eaves



Unit G1 Stakehill Industrial Estate, Touchet Hall Road, M24 2SJ



LOCATION

Stakehill Industrial Estate has long been established as one of the premier industrial and distribution locations in the North West of England.

Located approximately 8 miles to the north of Manchester City Centre in between the M60 orbital and the M62 Transpennine motorways, Stakehill Industrial Estate is particularly well located to serve the north, east and west regions of Greater Manchester, Yorkshire and Lancashire.

The estate has unrivalled motorway access through being located immediately 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.

Manchester International Airport, located only 22 miles to the south, is the UK's third largest handling over 1.8 million passengers per annum. Over 60 airlines use the airport offering direct flights to over 200 destinations worldwide.

ROAD

A627(M)	0.5 mile
M62 (Jct 20)	1.5 miles
M60 Orbital (Jct 21)	3 miles
M66	6.5 miles
M61	11 miles

TOWNS

Rochdale	4 miles
Oldham	5 miles
Bury	8 miles
Manchester	8 miles
Bolton	10 miles
Leeds	30 miles

RAIL

Mills Hill Station	1 mile
Manchester	11 mins
Leeds	80 mins

AIRPORTS

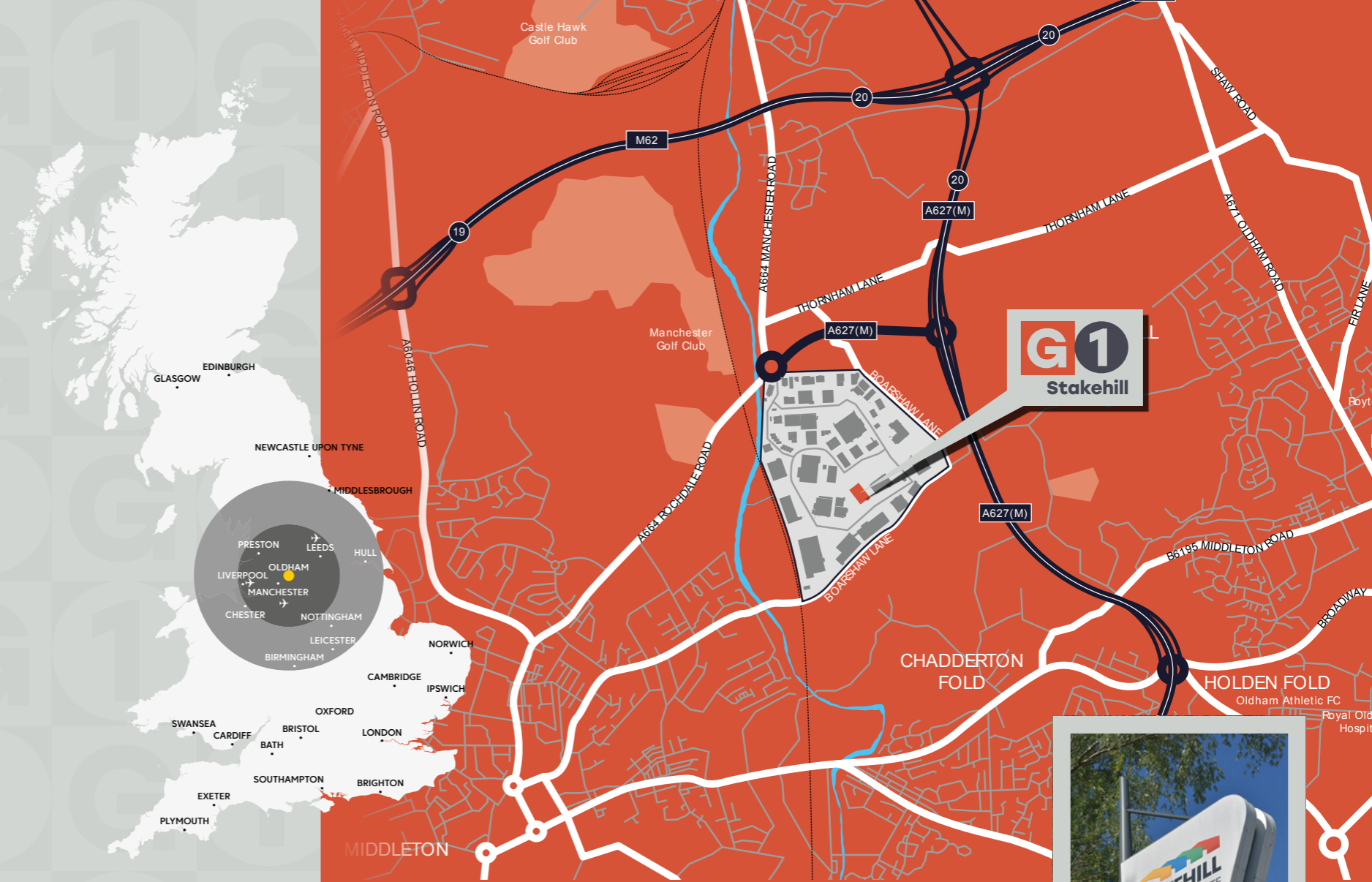
Manchester International	22 miles
Leeds Bradford	37 miles
Liverpool John Lennon	40 miles

PORTS

Liverpool	1 hour
Hull	90 mins
Birmingham	100 mins
Grimsby	105 mins

DRIVE TIME

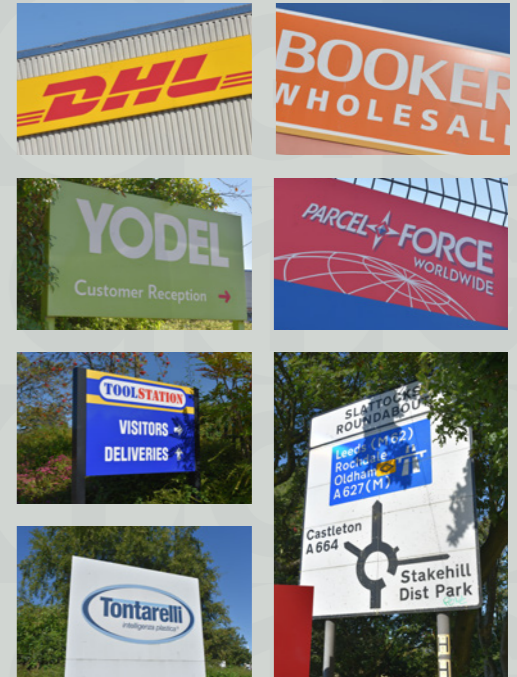
- 1 hours drive time
- 2 hours drive time



THE ESTATE HAS **UNRIVALLED MOTORWAY ACCESS,** LOCATED IMMEDIATELY **ADJACENT TO THE A627(M)**



SITUATION



ONE OF THE **PREMIER INDUSTRIAL AND DISTRIBUTION LOCATIONS** IN THE NORTH WEST OF ENGLAND



● SPECIFICATION

Warehouse



Detached steel portal frame construction



20 dock loading doors on two elevations



1 tailgate loading door



1 level access loading door



LED lighting



Approx 9 metre eaves



At the site entrance there is a gatehouse



WCs

Offices



Decorated throughout



New carpets throughout



New air-conditioning



LED lighting



Ladies & gents WCs

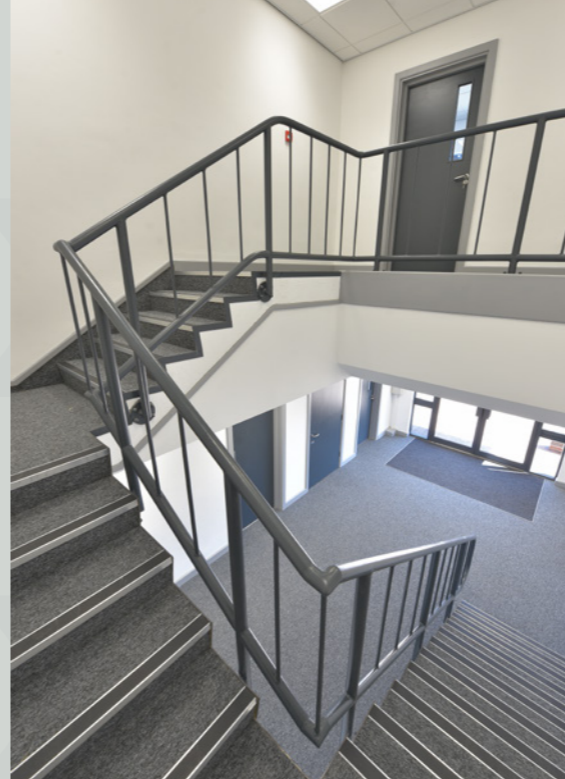


Kitchenette on both the ground and 1st floor

Refurb includes;

- The roof has been recoated and the gutters have been re-lined with giromax. The roof has a 25 year product guarantee and a 15 year guarantee for the gutter coating
- Dock levellers overhauled
- New external dock shelters and numbers
- Warehouse decorated throughout
- All the services have been tested and certified





● ACCOMMODATION

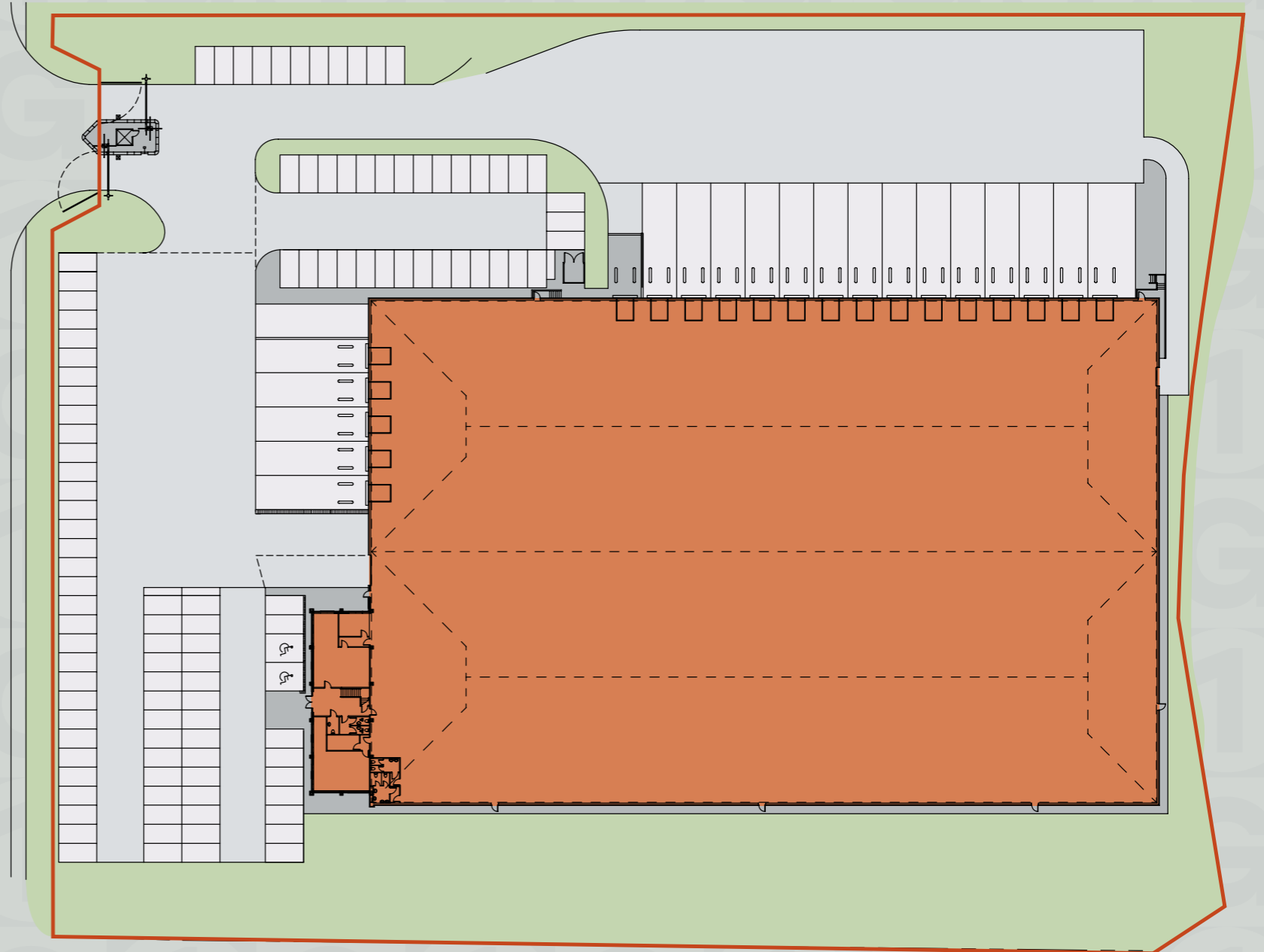
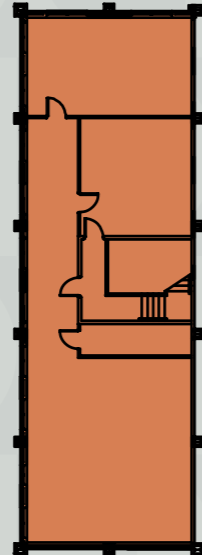
EXTENSIVELY REFURBISHED THROUGHOUT

Warehouse	73,245 sq ft	6,804.63 sq m
Ground floor office	1,857 sq ft	172.54 sq m
First floor office	1,857 sq ft	172.54 sq m
Mezzanine	471 sq ft	43.73 sq m
Total	77,430 sq ft	7,193.42 sq m

First floor office



First floor office





FURTHER INFORMATION



RENTAL

The property is available on a leasehold basis only. The rent is available on application

LEGAL COSTS

Each party will bear their own legal costs.

RATING

We advise that all parties contact the relevant local authority to obtain the rateable value.

SUBJECT TO CONTRACT

The property is offered subject to formal contract / lease.



VIEWING

Viewings strictly by appointment with agents BC Real Estate.
Please contact:

John Barton

E john@bcrealestate.co.uk
D 0161 636 9202
M 07501 773 672

Gary Chapman

E gary@bcrealestate.co.uk
D 0161 636 9202
M 07887 578 506

BC REAL ESTATE

0161 636 9202
bcrealestate.co.uk



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