

IDRE

STAKEHILL
INDUSTRIAL ESTATE

Mid House

6,062 SQ.FT | 563.2 SQ.M

- > 2-Storey Detached Office
- > Fibre Broadband
- > 3 EV Charging Points



Touchet Hall Rd, Middleton,
Manchester, **M24 2RW**

www.stakehill.co.uk

TO LET | AVAILABLE NOW



STAKEHILL

INDUSTRIAL ESTATE



AVAILABLE NOW

Stakehill is at the centre of Atom Valley, which is defining the future: a vast, dynamic and interconnected region blending innovative world-class businesses with groundbreaking research.

Covering sites across Bury, Oldham and Rochdale, this vast innovation mega-cluster will play a pivotal role in providing a gateway to markets, partnerships and institutions, through low carbon activity that supports Greater Manchester's 2038 net zero ambitions.

[Link To Website](#)

At the core of everything we do at Stakehill



ESG



Location



Warehousing



Innovation

**STAKEHILL INDUSTRIAL
ESTATE, TOUCHET
HALL ROAD, MCR,
M24 2SJ**

**Stakehill Industrial Estate is one of
the north west's premier industrial
estates with direct access across
the North West and Yorkshire.**

All newly available units are provided fully-refurbished to a high standard and of steel portal frame construction with brick/block and metal clad elevation. Units are arranged as a combination of single, semi-detached and terraced units.



**Established
Industrial Location**



**Prominent
Location**



**Available at
completion of works**



**Large
Yard**



**Undergoing Full
Refurbishment**



**CCTV &
On-Site Security**



**Roller Shutter
Door Access**



**High Quality
Integral Offices**



**On site cafe
amenity**

STAKEHILL

INDUSTRIAL ESTATE

The Perfect Business Location

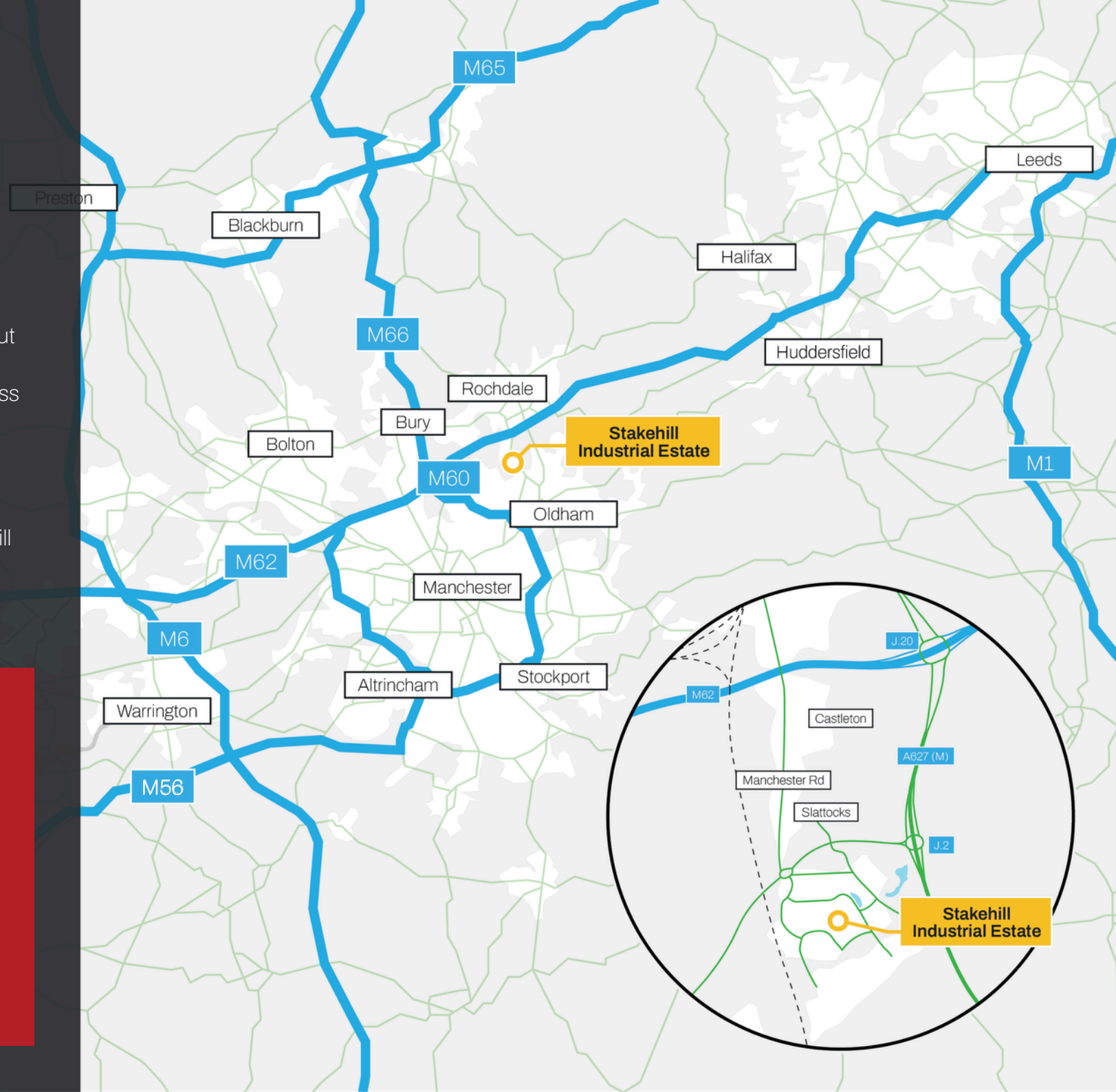
The estate is located off the roundabout where the A627(M) meets Rochdale Road (A664) with excellent road access via junction 20 of the M62, and the M60, Manchester's orbital motorway. The site is serviced by several bus routes that serve the local area, running between Manchester Shudehill Interchange and Rochdale.

Travel Times

J20 M62	5 mins
Oldham	10 mins
Rochdale	10 mins
Manchester City Centre	20 mins
Warrington	30 mins
Leeds City Centre	35mins
Preston	40 mins
Liverpool	50 mins

Nearest Rail Station

Castleton	1.6 miles
-----------	-----------





BOOKER

TOOLSTATION

FOOTASYLUM.

GREENE KING
BURY ST EDMUNDS

PARCEL FORCE
WORLDWIDE

YODEL

Tontarelli
"deligieria plastica"

EVRI

Fanatics

Vita

DHL

ROMAC
LOGISTICS

SCANIA

Howard Tenens
Logistics

CEVA
LOGISTICS

Comfy
GROUP

Comfy
GROUP

C&I
CHARLES & IVY

JLG

Tuda

J20 M62

STAKEHILL
INDUSTRIAL ESTATE

OCCUPIERS

A627 (M)

Mid House

SPECIFICATION

- Quality 2-storey detached office accommodation
- Double glazing
- Gas central heating
- LED lighting throughout
- Great security, including; security shutters to ground floor windows and doors, CCTV & Alarm system, and Maglock and intercom entry system
- Fibre Broadband available
- Car parking with 33 spaces
- Male & Female W/C's
- EPC - C64

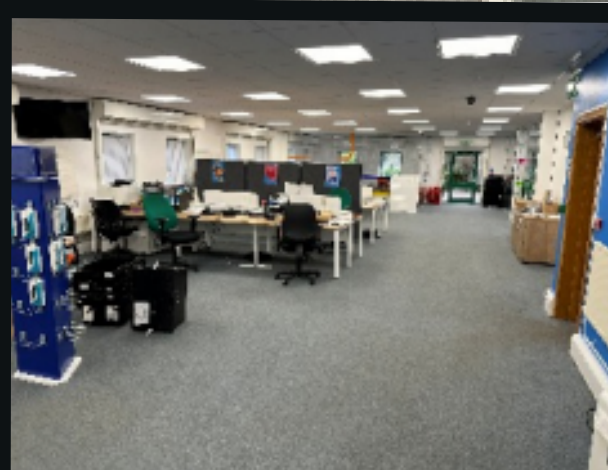
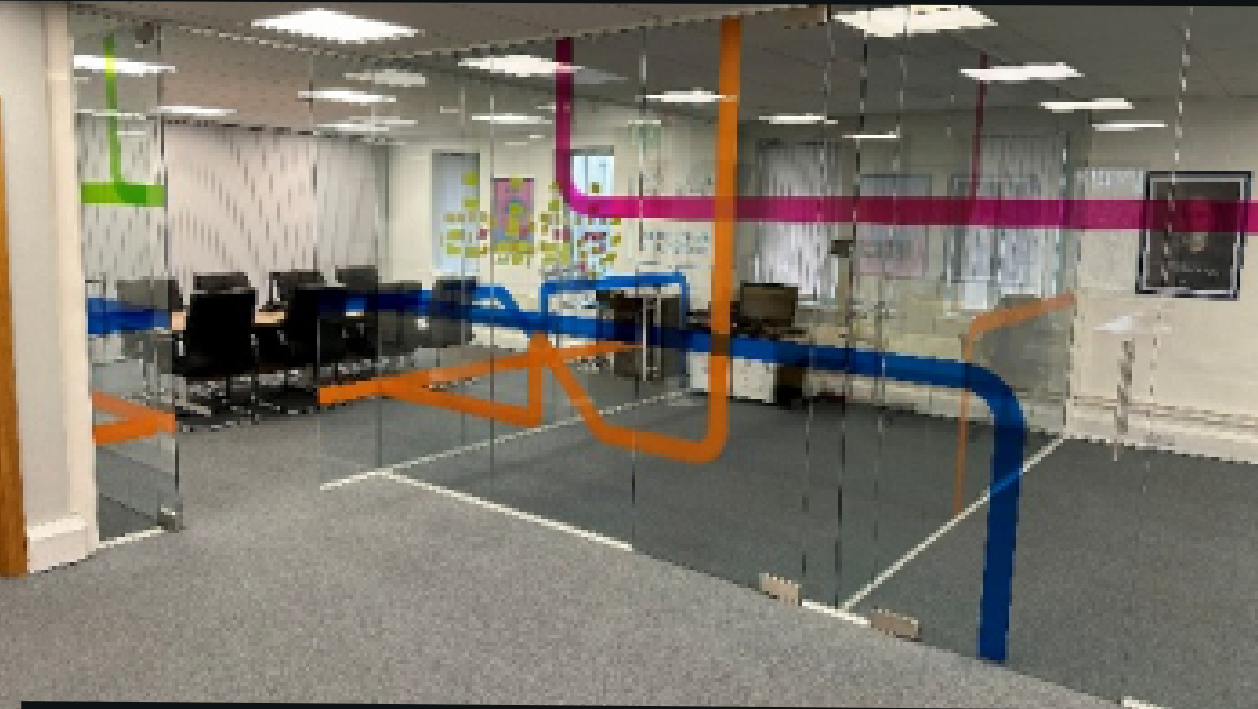
ACCOMMODATION

	Sq.M	Sq.Ft
Industrial	281.6	3,031
Office	281.6	3,031
Total	563.2	6,062



STAKEHILL

INDUSTRIAL ESTATE



TERMS

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

RENT

Available upon application.

RATEABLE VALUE

Occupiers are advised to make their own enquiries of the local Rating Authority. Some rate incentives may be available.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT will be charged where applicable at the prevailing rate.

AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant, once a let has been agreed and prior to instructing solicitors.



FURTHER INFORMATION

Further information is available from the joint agents.

TBC

TBC

TBC

TBC

TBC

TBC

IDRE

Ian Murray

ian.murray@idre.co.uk

07884 271 190

Jonny Brown

jonny.brown@idre.co.uk

0781 371 1437

STAKEHILL
INDUSTRIAL ESTATE

IDRE