

# STAKEHILL

MANCHESTER ■ M24 2RW

**UNIT 40** - 4,938 SQ.FT  
(458.7 SQ.M)

## TO LET

FRONT ACCESS ■

5.5 M EAVES ■

QUALITY SINGLE-  
STOREY OFFICE ■

STAKEHILL.CO.UK

# IDRE

UNDER  
REFURBISHMENT



HIGH QUALITY REFURBISHED INDUSTRIAL



**UNDERGOING A FULL  
REFURBISHMENT**

# Stakehill Industrial Estate

HALL ROAD • MANCHESTER • M24 2SJ

Stakehill Industrial Estate is a significant multi-let industrial estate with direct access across the North West and Yorkshire. All newly available units are 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.

## Why Stakehill?



Established  
Industrial Location



Undergoing Full  
Refurbishment



Roller Shutter  
Door Access



High Quality  
Integral Offices



Large  
Yard



Prominent  
Location



Availability  
Q1 2025



CCTV & On-Site  
Security

[STAKEHILL.CO.UK](https://stakehill.co.uk)

# 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	35 mins
Preston	40 mins
Liverpool	50 mins

Nearest Station

 Castleton 1.6 miles

## Local Occupiers



Click [HERE](#) for map directions.



ComfyQuilts

BOOKER

TOOLSTATION

ROMAC  
LOGISTICS

FOOTASYLIUM

Tontarelli  
intelligenza pratica®

GREENE KING  
BURY ST EDMUNDS

vitafoam

ComfyQuilts

PARCEL-FORCE  
WORLDWIDE

Fanatics

DHL

YODEL

Howard  
Tenens  
Logistics

EVRI

SCANIA

CEVA  
LOGISTICS

Tuda

JLG

A627(M)

# Unit 40

## Specification

- 1x Drive-in level access door
- X.X m eaves height
- LED lighting throughout
- High-quality single-storey office
- Secure shared yard
- Steel portal frame
- Shared car parking spaces
- Male & Female W/C's
- EPC - TBC

## Accommodation

	Sq.M	Sq.Ft
<b>Industrial</b>	427.0	4597
<b>Office</b>	31.7	341
<b>Total</b>	458.7	4,938



**UNDER  
REFURBISHMENT**

## Terms

The unit 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.

## 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.



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**IDRE**