

LAST
3 UNITS
REMAINING



Fully Refurbished Industrial/ Warehouse Units

From 2,000 - 108,000 sq ft **TO LET**



ROLLER SHUTTER
DOOR ACCESS



CCTV & ON-SITE
SECURITY



HIGH QUALITY
INTEGRAL OFFICES



EAVES HEIGHT
UP TO 7.7M



IMMEDIATE
OCCUPATION

MANCHESTER



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.

- FEATURES**
- 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 up to 7.7 metres

MANCHESTER



M62 (J20)
1.5 MILES ↗

A627(M)

AWARD WINNING
INDUSTRIAL ESTATE
IAS AWARDS
2015

A664 ROCHDALE ROAD

BENTLEY AVENUE

FINLAN ROAD

STAKEHILL LANE

FINTON ROAD

WHITBROOK WAY

BOSWELL WAY

TOUCHET HALL ROAD

TOUCHET HALL ROAD

PRIME
DISTRIBUTION
LOCATION

MANCHESTER
8 MILES
MANCHESTER INT'L
22 MILES ↓

OLDHAM
5 MILES ↓



FULLY
REFURBISHED



ROLLER SHUTTER
DOOR ACCESS



HIGH QUALITY
INTEGRAL OFFICES



LARGE
YARDS



EAVES HEIGHT
UP TO 7.7 M



IMMEDIATE
OCCUPATION



CCTV & ON-SITE
SECURITY

Stakehill Industrial Estate has long been established as 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. The estate has unrivalled motorway access 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.



SAT NAV
M24 2RW



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



Manchester	11 mins
Leeds	80 mins



Manchester International	22 miles
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FURTHER INFORMATION

Further information, plans and specifications are available through our joint sole agents.

Savills Manchester

savills.co.uk savills

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**AVISON
YOUNG**

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