



STANLEY GREEN BUSINESS PARK, A555,
SOUTH MANCHESTER, SK8 6PT
WWW.SKYLINK147.CO.UK

TO LET

HIGH SPECIFICATION LOGISTICS / MANUFACTURING UNIT
147,611 SQ FT



SITUATION

SKYLINK 147 IS LOCATED WITHIN THE ESTABLISHED STANLEY GREEN BUSINESS PARK, A HIGHLY PROMINENT DEVELOPMENT OFFERING A MIX OF OFFICE, RETAIL, INDUSTRIAL AND TRADE COUNTER UNITS.

LOCAL OCCUPIERS INCLUDE:

B&Q **SCREWFIX** **halfords** **TK MAXX** **HOWDENS** **COSTA** **M&S**



LOCATION

TRANSPORT & ACCESS

ROAD

Junction 3 M60	8 mins
Junction 5 M56	10 mins
Manchester	10 miles
Liverpool	41 miles
Leeds	58.5 miles
Birmingham	83 miles
London	196 miles



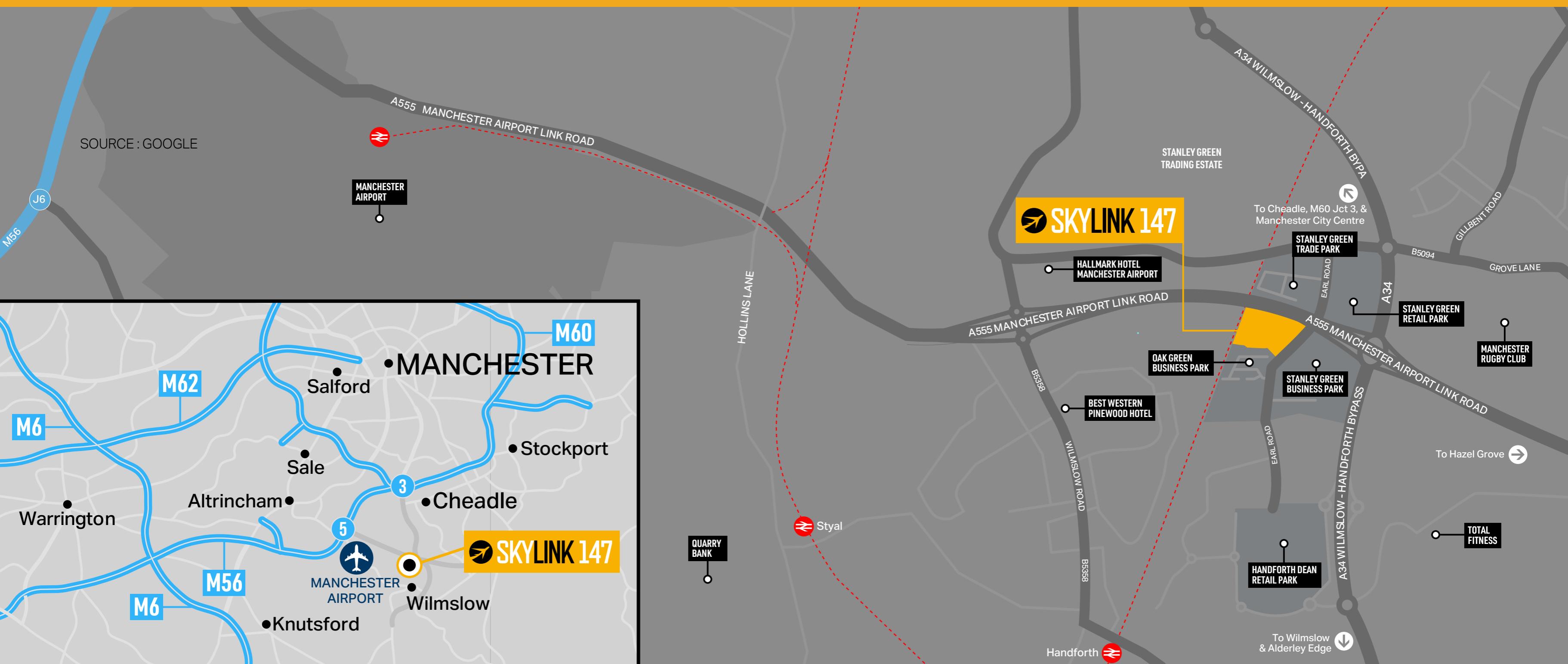
RAIL

Manchester Airport	3.9 miles
Styal Station	4.0 miles
Wilmslow Station	3.5 miles
Handforth Station	1.9 miles

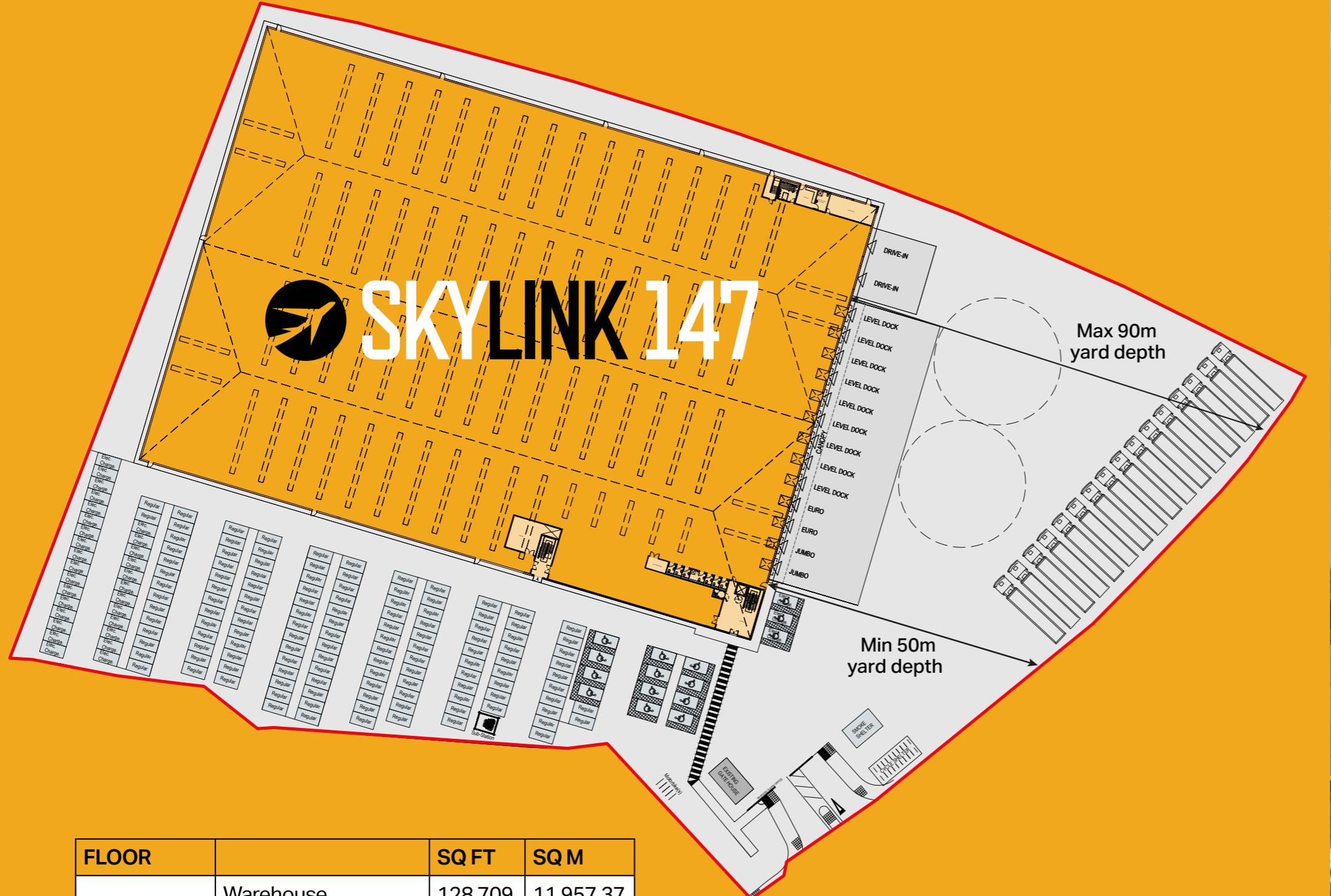


AIR

Manchester Airport	2.8 miles
Liverpool Airport	33 miles
Leeds Bradford Airport	60.7 miles



ACCOMMODATION



FLOOR		SQ FT	SQM
Ground Floor	Warehouse	128,709	11,957.37
	Covered Dock Area	1,967	182.77
	Gate House	343	31.88
First Floor	Warehouse Canteen	905	84.07
	Office	5,229	485.74
Second Floor	Office	5,229	485.74
Third Floor	Office	5,229	485.74
TOTAL		147,611	13,713.31



INTERNAL SPECIFICATION



15M
HAUNCH
HEIGHT



2 DRIVE
IN DOORS



50KN/M FLOOR
LOADING



12%
ROOF
LIGHTS



GRADE A
OFFICES



OVER 3
FLOORS



9 LEVEL, 2 EURO
& 2 JUMBO
DOCKS



128,709 SQ FT
WAREHOUSE
AREA



1 MVA
POWER
SUPPLY



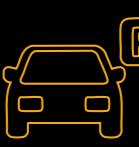
EXTERNAL SPECIFICATION



MIN 50M TO
MAX 90M
YARD DEPTH



SECURE, SELF
CONTAINED
SITE



236 CAR
PARKING
SPACES



20 CYCLE & 4
MOTORCYCLE
PARKING BAYS

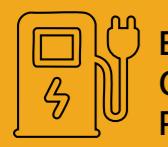


29 EV
CHARGING
SPACES



17 HGV
PARKING
SPACES

SUSTAINABILITY



ELECTRIC CAR
CHARGING
POINTS



BREEAM 'VERY
GOOD' & EPC 'A'
RATINGS



LED
LIGHTING



SHOWERING &
CHANGING
FACILITIES



SECURE
CYCLE
PARKING





CONTACT

For further information please contact the letting agents in the first instance.



RICHARD JOHNSON
richard.johnson@jll.com
07980 837 328



RICK DAVIES
rick@daviesharrison.com
07831 658 804



STEVE JOHNSON
steve@b8re.com
07771 888 363

IMPORTANT NOTICE: JLL, Davies Harrison and B8 gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2025.

Designed by:
Blaze
Marketing
0161 387 7252