



STANLEY GREEN BUSINESS PARK, A555,  
SOUTH MANCHESTER, SK8 6PT

[WWW.SKYLINK147.CO.UK](http://WWW.SKYLINK147.CO.UK)

# TO LET

HIGH SPECIFICATION LOGISTICS / MANUFACTURING UNIT

**147,611 SQ FT**



P I N PROPERTY



# 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** **TKmaxx**  **HOWDENS** **COSTA** **M&S**



A555 MANCHESTER  
AIRPORT LINK ROAD

EARL ROAD



# 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



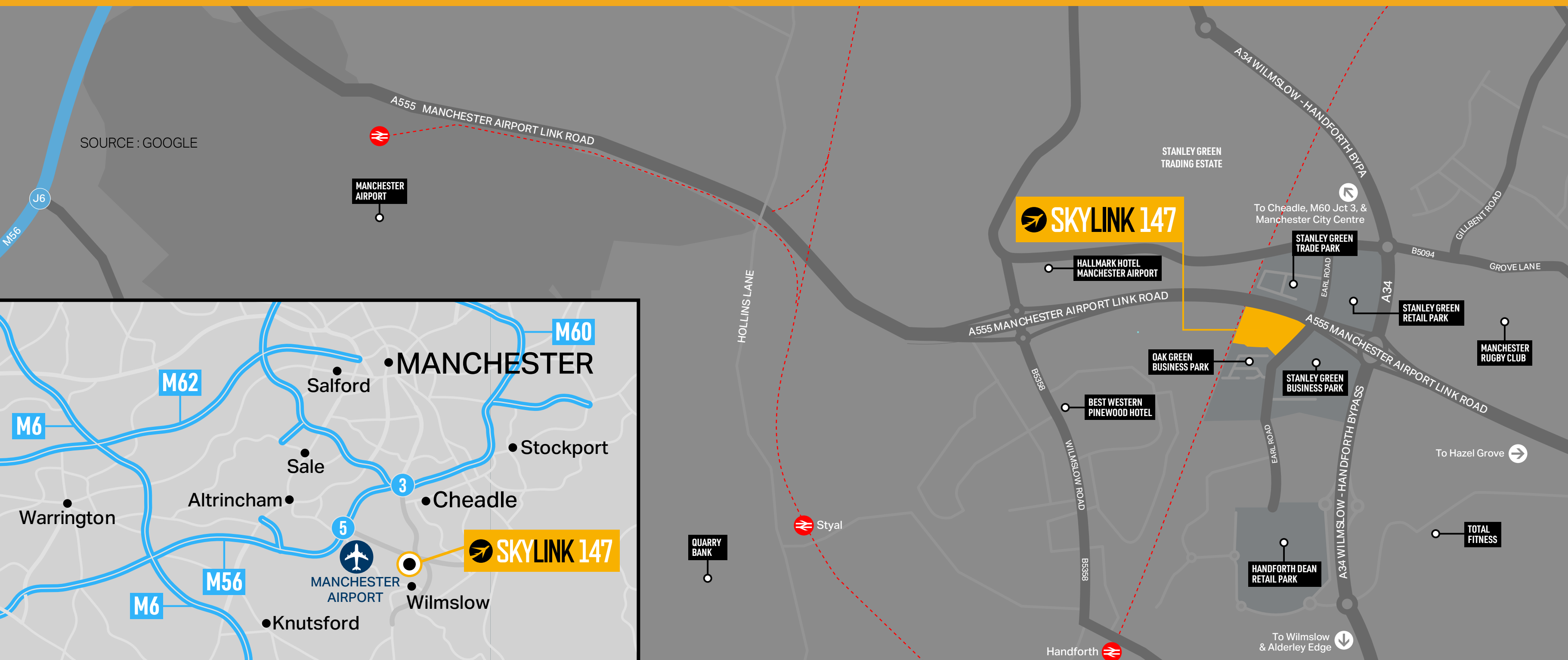
### RAIL

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	SQ M
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
<b>TOTAL</b>		<b>147,611</b>	<b>13,713.31</b>





# 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




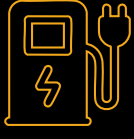
# EXTERNAL SPECIFICATION

- 

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.



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