

# STAKEHILL

INDUSTRIAL ESTATE

## Unit 39

4,975 SQ.FT | 462.2 SQ.M

- > Terraced Warehouse
- > Quality single-storey office
- > 5.0 m Eaves



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

[www.stakehill.co.uk](http://www.stakehill.co.uk)

TO LET | UNDER REFURBISHMENT

**STAKEHILL**  
INDUSTRIAL ESTATE



**UNDER REFURBISHMENT**

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INDUSTRIAL ESTATE



Prior to upgrades



Prior to upgrades



CGI with new frontage



Frontage after refurb

**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.



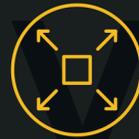
**Established  
Industrial Location**



**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**

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## The Perfect Business Location

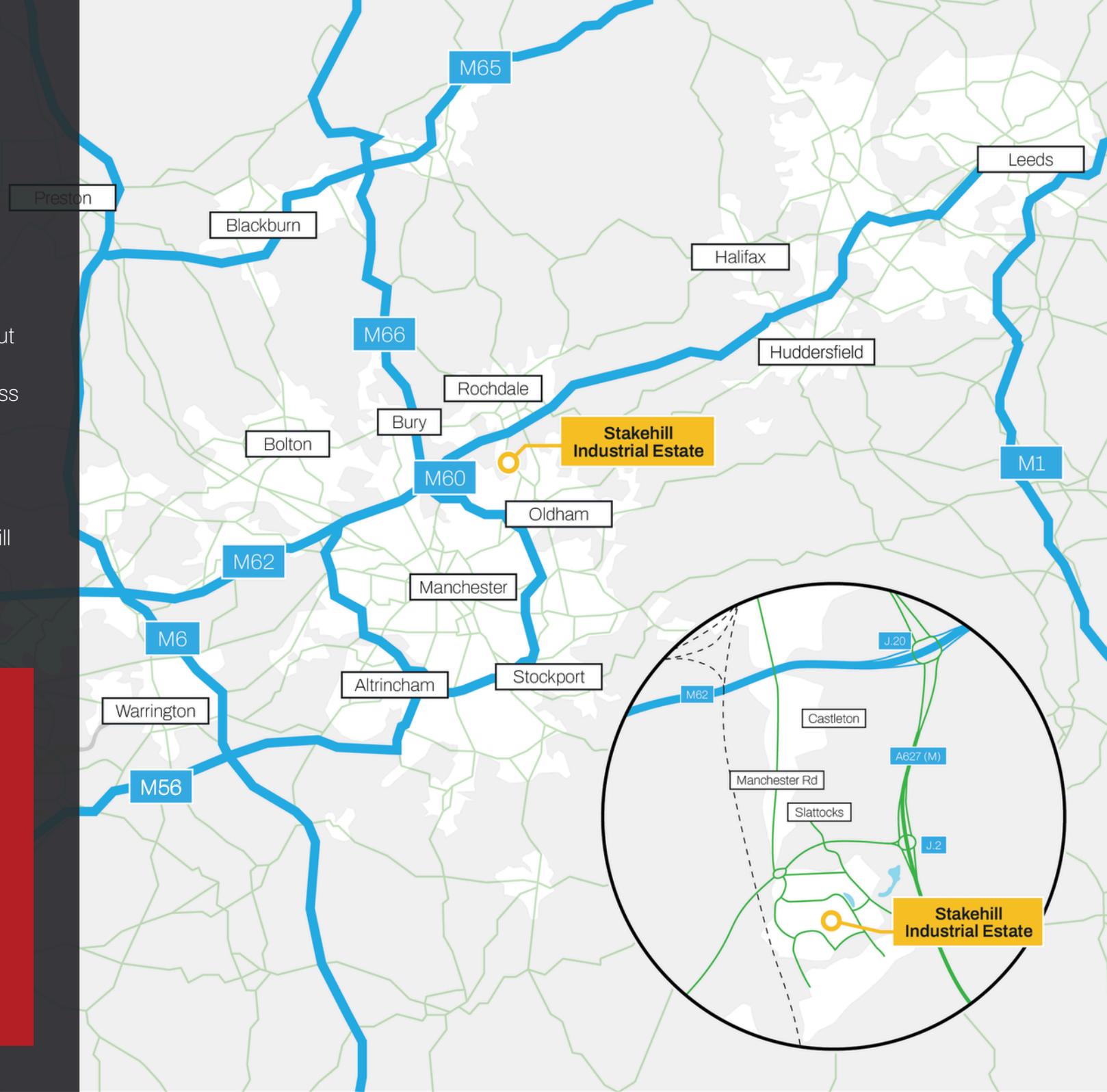
The estate is located off the roundabout where the A627(M) meets Rochdale Road (A664) with excellent road access via junction 20 of the M62, and the M60, Manchester's orbital motorway. The site is serviced by several bus routes that serve the local area, running between Manchester Shudehill Interchange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

TOOLSTATION

FOOTASYLUM.

GREENE KING  
BURY ST EDMUNDS

PARCEL FORCE  
WORLDWIDE

YODEL

Tontarelli  
*intelligenza plastica*

Fanatics

EVRI

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)

# UNIT 39

## SPECIFICATION

- 1x Drive-in level access door
- 5.0m 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 -
- Expected B (post refurbishment)

## ACCOMMODATION

	Sq.M	Sq.Ft
Industrial		
Office		
<b>Total</b>	<b>458.7</b>	<b>4,938</b>

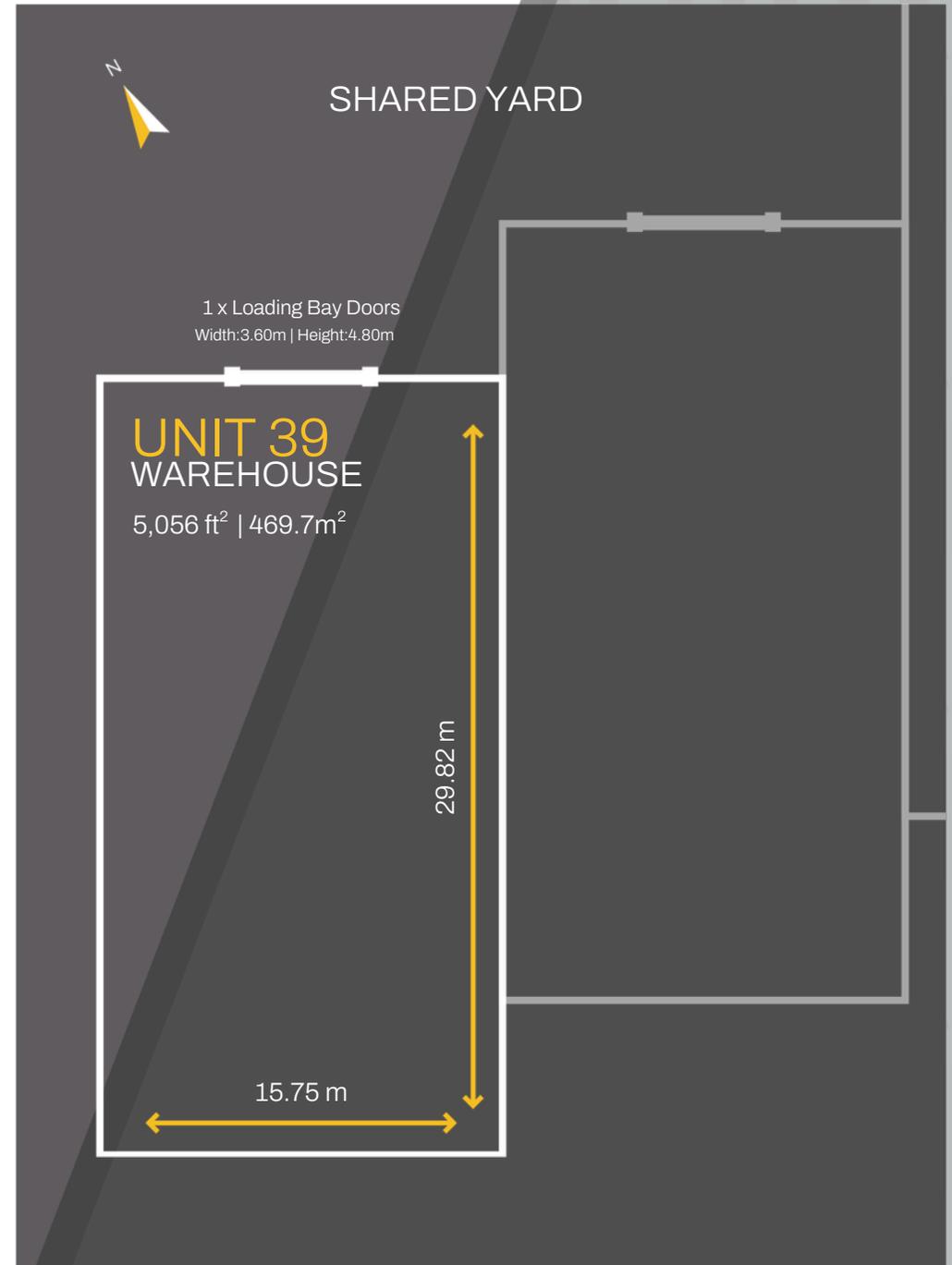


# UNIT 39 SPACE PLAN

## Flexible Layouts for Modern Operations

The space plan for Unit 39 has been designed to offer maximum operational efficiency, with clear open-plan warehouse areas and high-quality integral office accommodation. The layouts provide flexibility for a wide range of occupiers, from manufacturing and assembly to storage and distribution allowing easy adaptation to meet specific business needs.

Generous eaves height, drive-in access, and a secure shared yard further enhance the functionality of each unit, ensuring smooth logistics and day-to-day operations.



## 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 area 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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**STAKEHILL**  
INDUSTRIAL ESTATE

**IDRE**