

OUTSTANDING URBAN LOGISTICS/LAST MILE OPPORTUNITY

CURRENTLY UNDER REFURBISHMENT



1MVA
(headroom for upgrade
to 1.5 MVA - subject
to negotiation)

**STAINBURN
ROAD**

STAINBURN ROAD, OPENSHAW, MANCHESTER **M11 2QA**

101,316 SQ FT
(9,412 SQ M)

TRAFFORD PARK

MANCHESTER CITY CENTRE



Manchester City Centre population approaching 100,000



ETIHAD STADIUM



ETIHAD CAMPUS



SIEMENS TRAIN CARE FACILITY

ARMSTRONG

Little Greene PAINT & PAPER 1273



8 mins to Piccadilly Station

PICCADILLY STATION

GREGGS PRODUCTION FACILITY

richersounds Experience Better

LOCATION

Stainburn Road is excellently located and has easy access to both Ashton Old Road and Manchester Road A666, in turn offering easy access to Manchester City Centre within 10 minutes' drive time and J23 of the M60 9 minutes' drive time.

The unit is located adjacent to Etihad Campus, Co-Op Live music venue and MCFC Etihad Stadium.



14 mins walk
to Clayton Hall Metrolink Stop
(12 mins journey to Piccadilly)

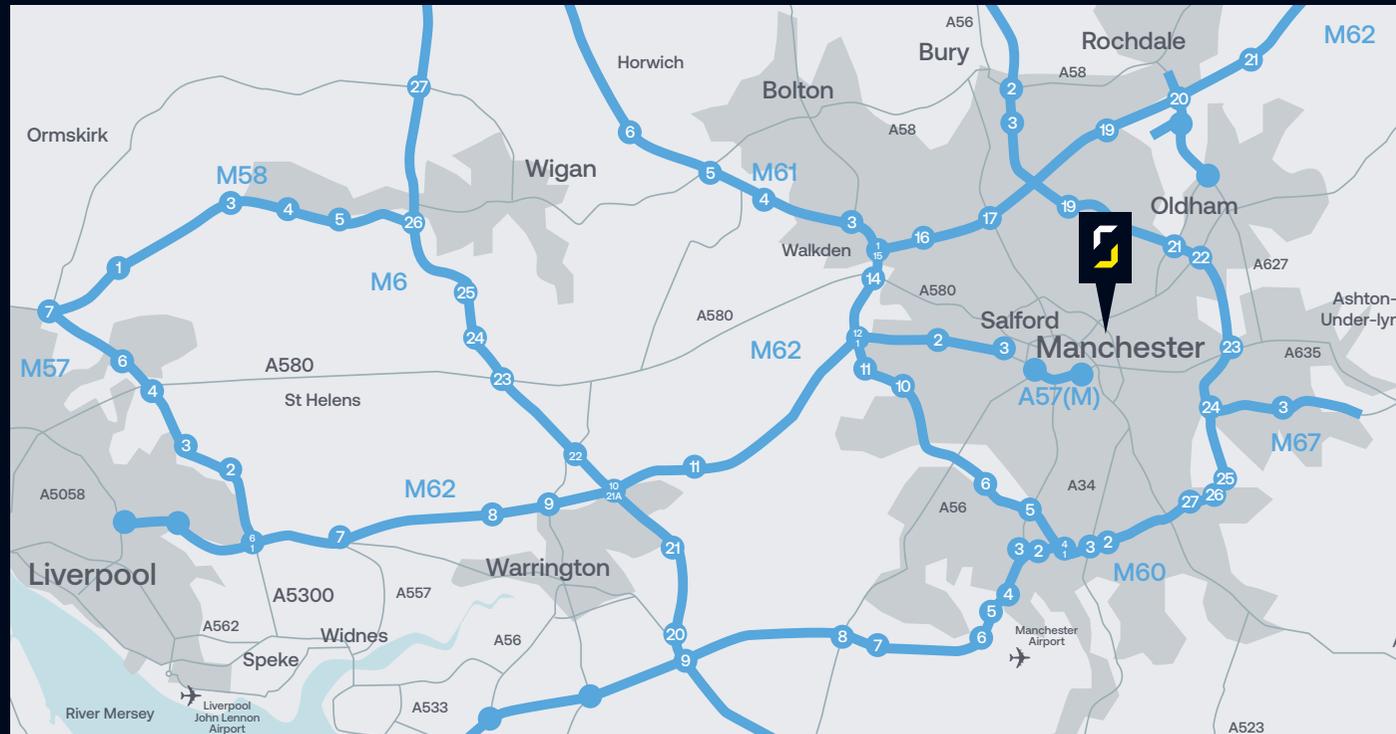
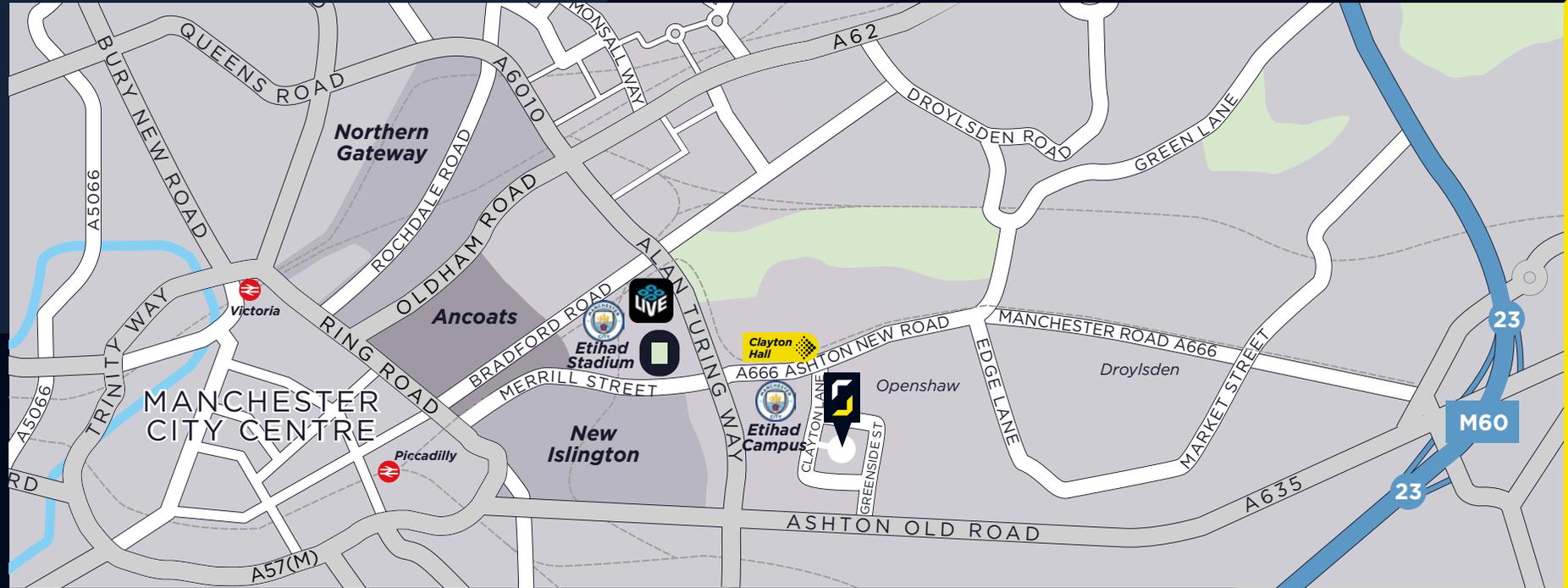


21 mins from
Manchester
International Airport



DRIVE TIMES

Piccadilly Train Station	8 mins
M60 Motorway (J23)	9 mins
Manchester City Centre	10 mins
M602 Motorway	12 mins
Ashton Under Lyne	13 mins
M62 Motorway	16 mins
Stockport	17 mins
Manchester Airport	21 mins



SPECIFICATION



Fully Secure Site



Fully Refurbished



1MVA Power



headroom for upgrade to 1.5 MVA (subject to negotiation)



5 Dock Levellers (subject to planning)



2 Level Access Doors (subject to planning)



Driver's Welfare Facilities



90 Car Parking Spaces



8m Clear Internal Height



LED Lighting



35m Yard



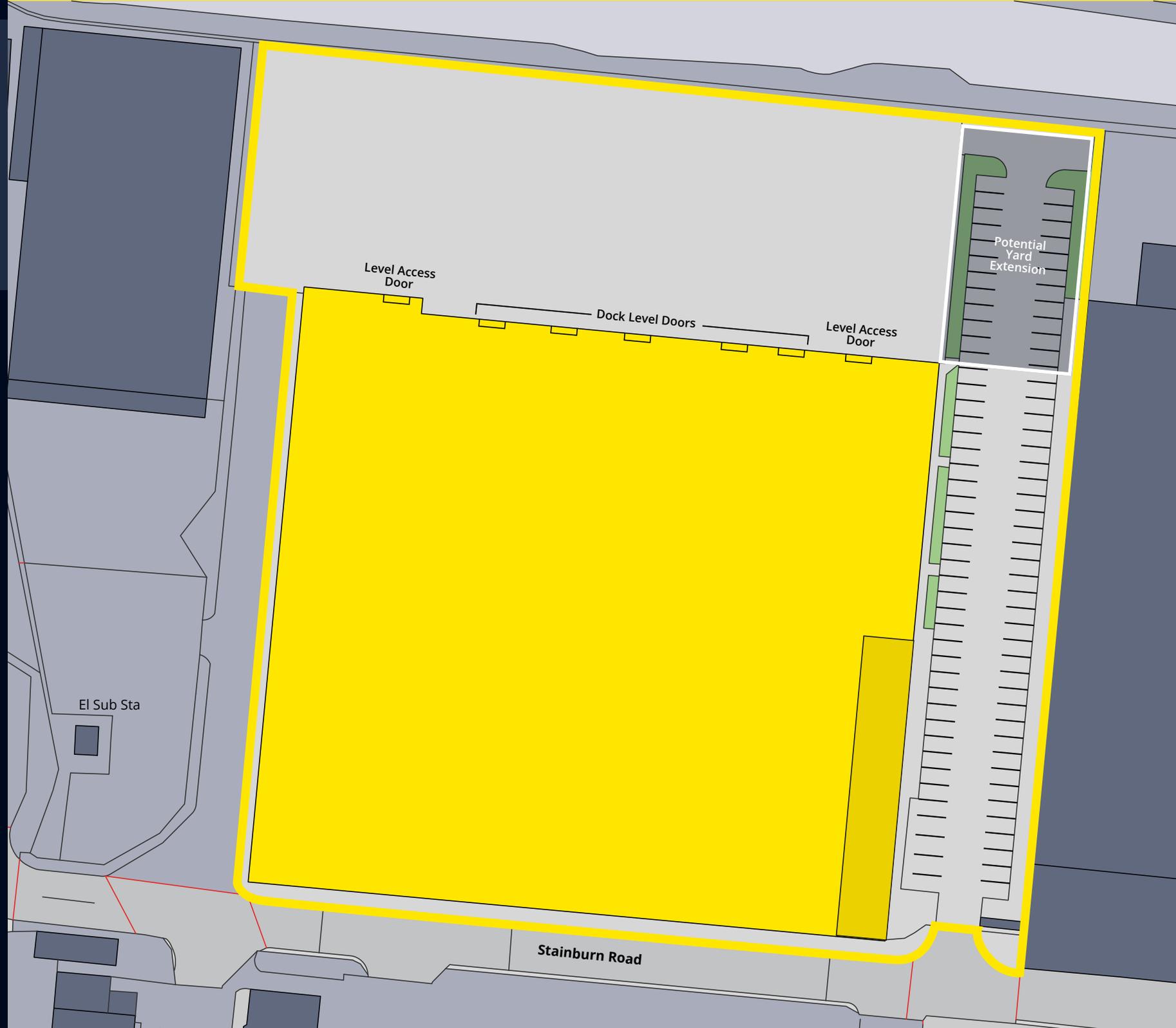
Fitted Offices with Passenger Lift



Shower Rooms

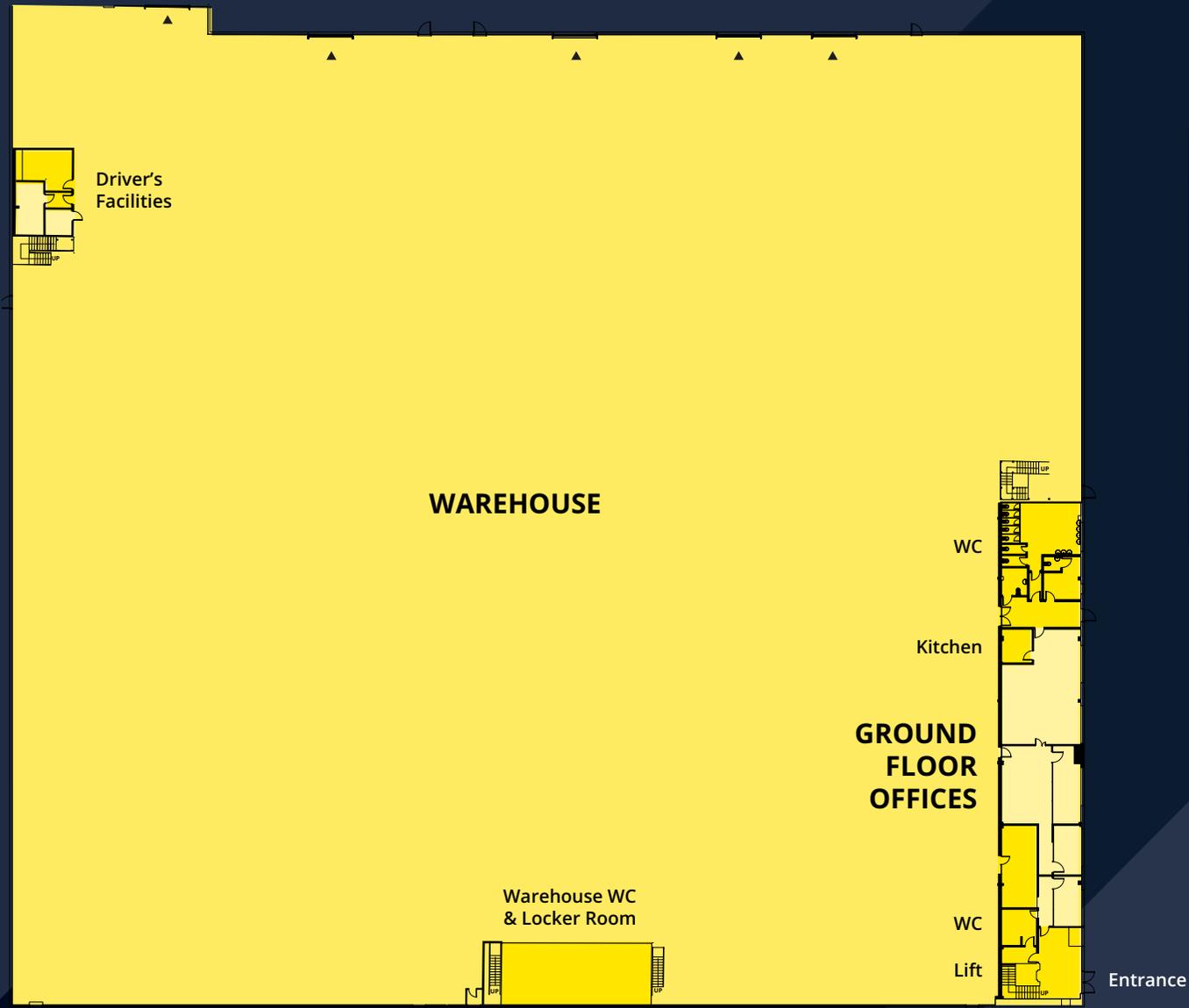


Cycle Spaces



ACCOMMODATION

Ground Floor



SCHEDULE OF AREAS

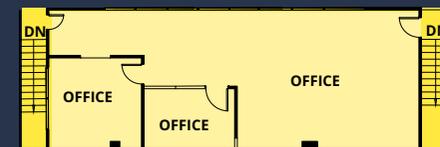
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

Area	sq ft	sq m
Ground Floor	96,339	8,950.17
Warehouse	91,177	8,470.65
Undercroft	-	-
Driver's Welfare Facilities	-	-
Locker Rooms	-	-
First Floor	4,977	462.35
Offices	-	-
Office (Above Locker Room)	-	-
Total	101,316	9,412.52

First Floor Offices



First Floor Offices (Above Locker Room)



FURTHER INFORMATION

VAT

VAT will be payable on any transaction.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

EPC

Available upon request

TENURE

Available on a new lease on terms to be agreed.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/ purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.



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