

**OUTSTANDING URBAN LOGISTICS/LAST MILE OPPORTUNITY**

**TO BE REFURBISHED**



**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



SIEMENS TRAIN CARE FACILITY

ARMSTRONG

Little Greene PAINT & PAPER 1273



ETIHAD CAMPUS



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.

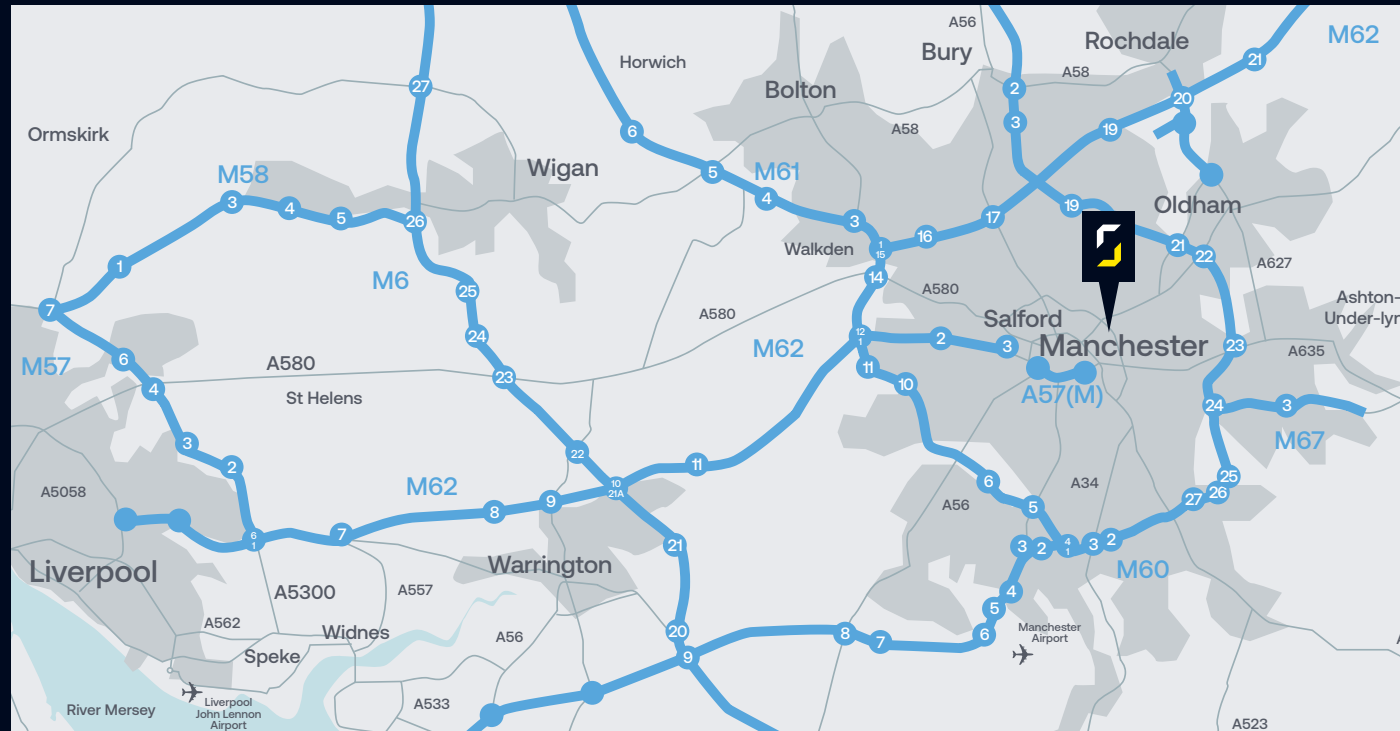
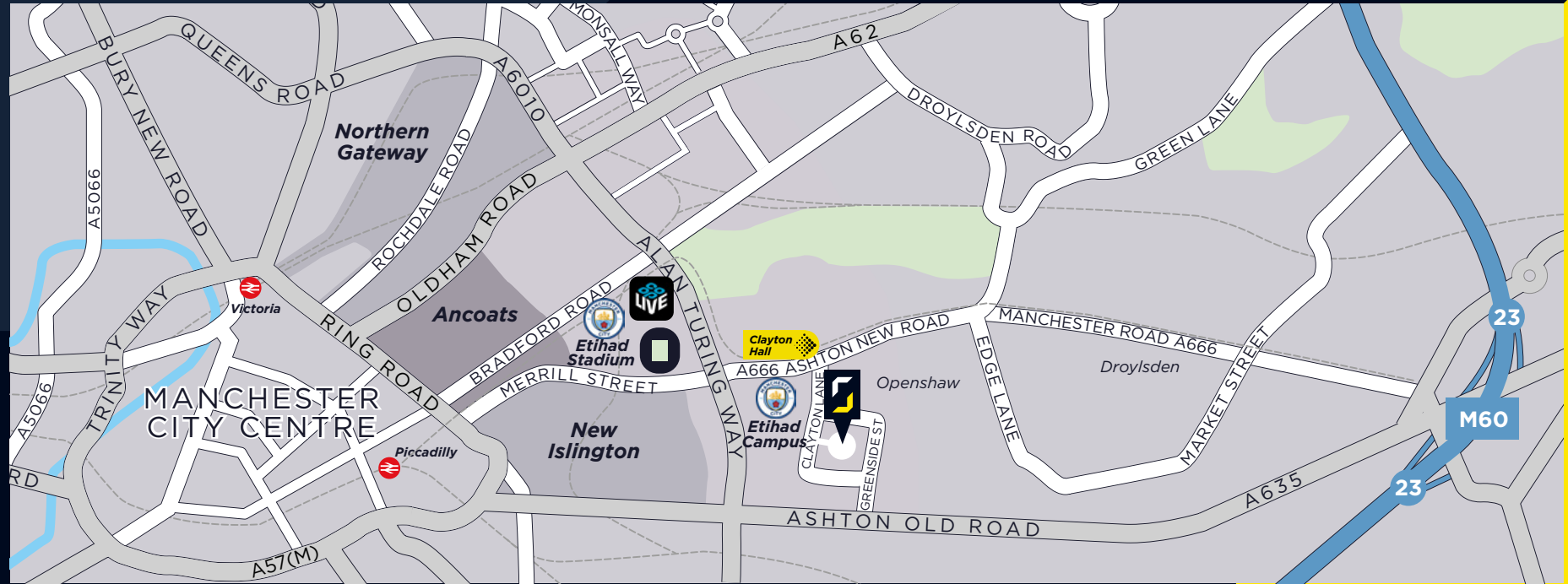
The unit is located adjacent to Etihad Campus, Co-Op Live music venue and MCFC Etihad Stadium.

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

**21 mins from**  
Manchester International Airport

## DRIVE TIMES

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



# SPECIFICATION



Fully Secure Site



To Be 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



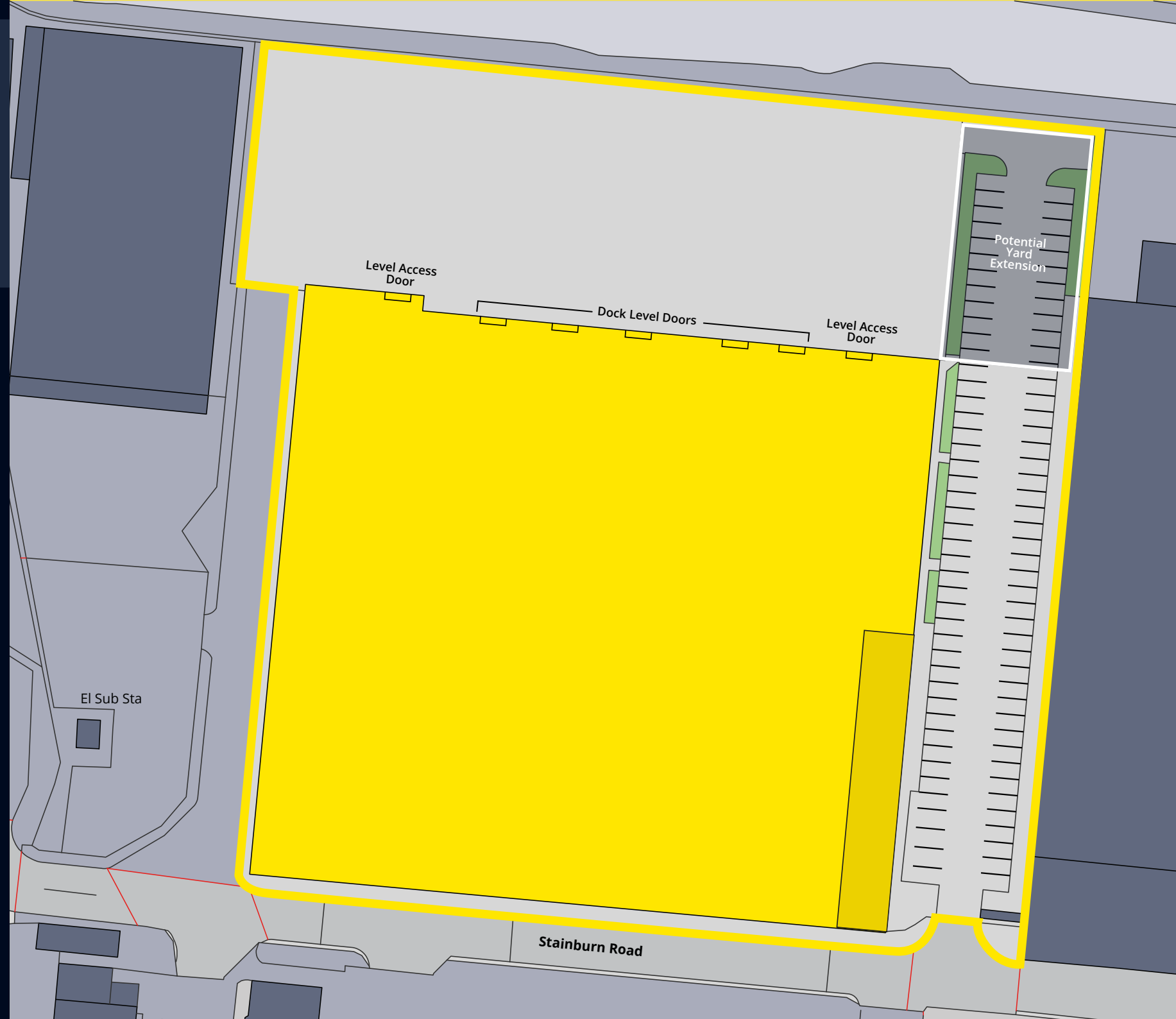
Fitted Offices with Passenger Lift



Shower Rooms

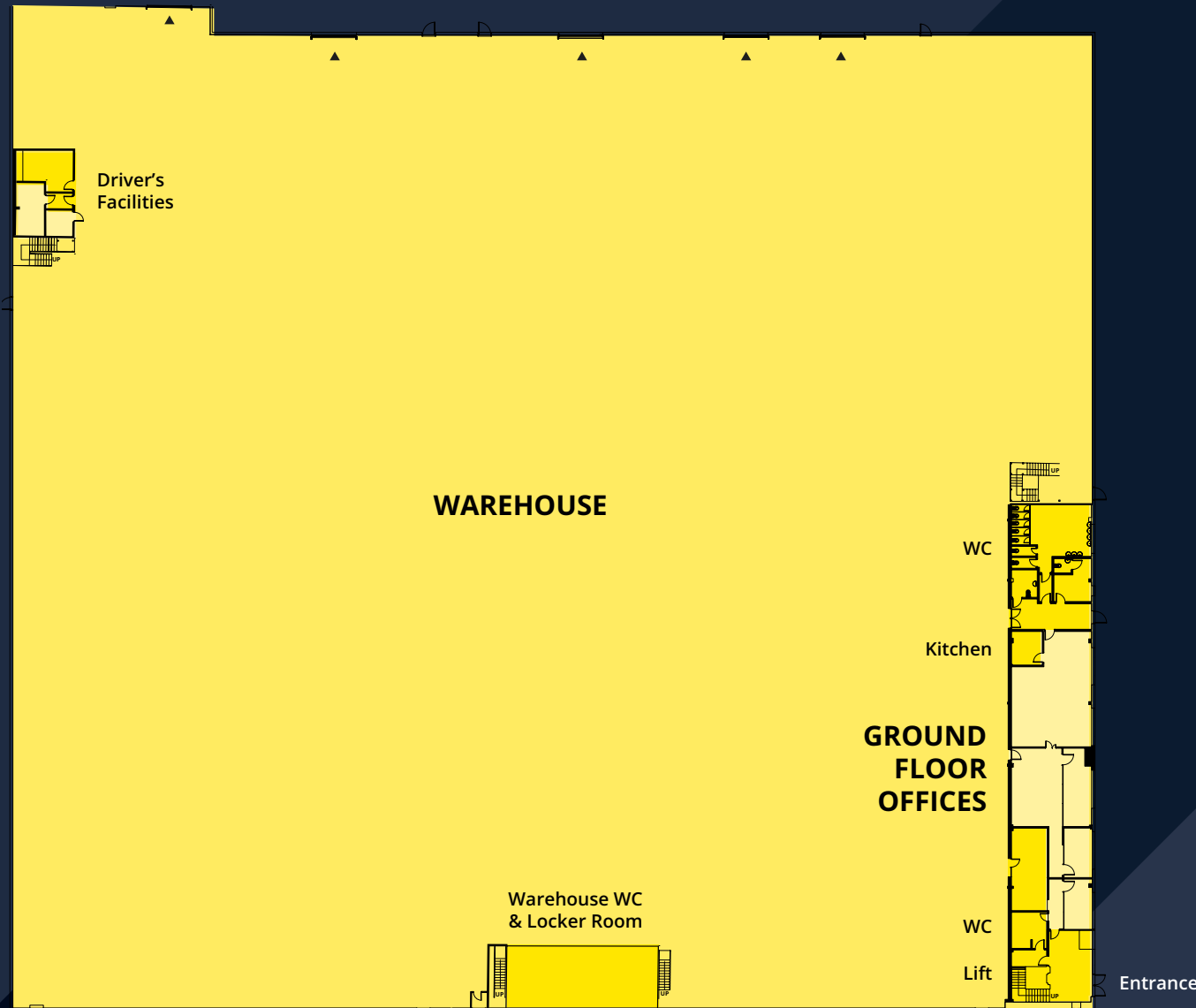


Cycle Spaces



# ACCOMMODATION

## Ground Floor

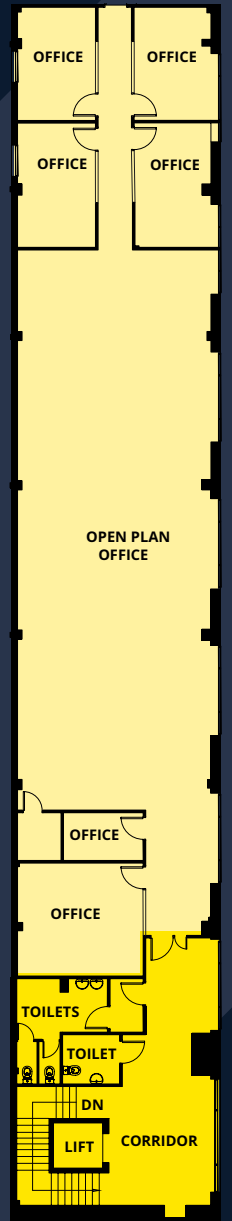


## SCHEDULE OF AREAS

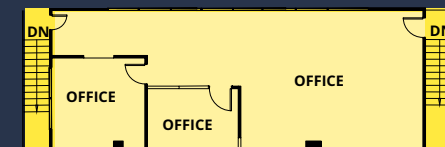
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

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)	-	-
<b>Total</b>	<b>101,316</b>	<b>9,412.52</b>

## 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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