

# STAKEHILL

INDUSTRIAL ESTATE

## Unit 62

52,065 SQ.FT | 4,837 SQ.M

- > Detached 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**

**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**

# STAKEHILL

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## The Perfect Business Location

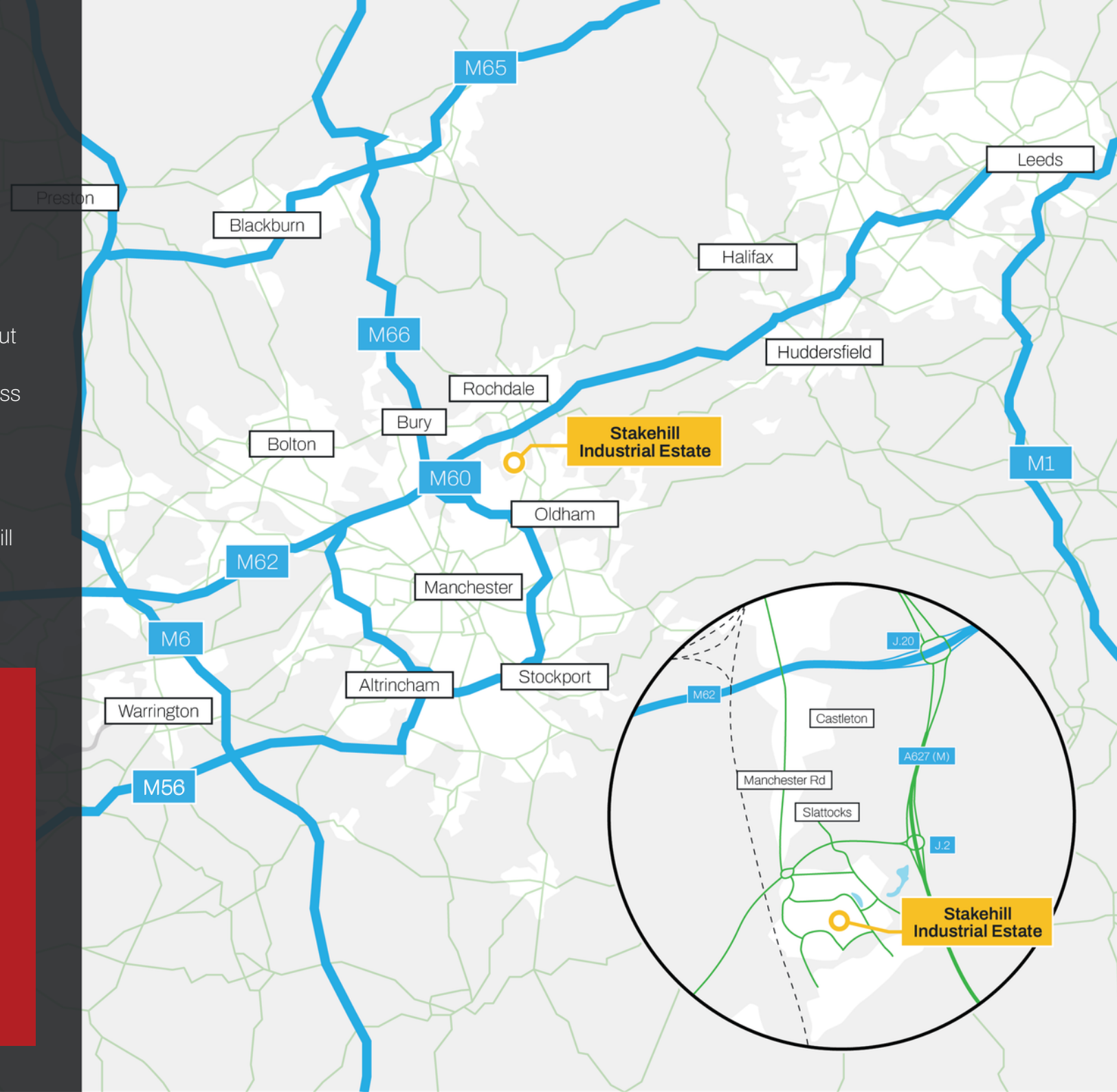
The estate is located off the roundabout where the A627(M) meets Rochdale Road (A664) with excellent road access via junction 20 of the M62, and the M60, Manchester's orbital motorway. The site is serviced by several bus routes that serve the local area, running between Manchester Shudehill Interchange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





**STAKEHILL**  
INDUSTRIAL ESTATE

**OCCUPIERS**

# UNIT 62

## SPECIFICATION

- High power supply of 280kVA
- 4x Drive-in level access doors (2x with speed shutters)
- 5.15m eaves height
- LED lighting throughout
- High-quality single-storey office incl. reception, meeting rooms, kitchen, shower facilities
- Steel portal frame
- Secure gated yard
- Seperate car parking with 26 spaces, plus 2 disabled
- Male & Female W/C's
- EPC - Expected B (post refurbishment)

## ACCOMMODATION

|              | Sq.M           | Sq.Ft         |
|--------------|----------------|---------------|
| Industrial   | 4,486.2        | 48,290        |
| Office       | 350.7          | 3,775         |
| <b>Total</b> | <b>4,837.0</b> | <b>50,065</b> |



# UNIT 62 SPACE PLAN

## Flexible Layouts for Modern Operations

The space plan for Unit 62 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 dvised 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**