

Stakehill Industrial Estate

Unit 5, Stakehill Industrial Estate,
Finlan Road, Middleton, M24 2RW

Industrial warehouse unit
Available to let | 69,387 sq ft



IDEAL
for excess
Christmas
storage!

SHORT-TERM LEASE OFFER FOR LIMITED TIME ONLY!

Industrial warehouse unit to let

69,387 sq ft



Negotiable rates



Available Immediately



Ideal for excess
short-term storage



Secure external yard



6.5 m eaves height



4 roller shutter doors

The property comprises a distribution/storage facility situated on a self contained and secured site. The steel portal frame warehouse benefits from 4 roller shutter doors, 6.4m eaves height and two storey office space. It is available immediately for a short term letting, prior to comprehensive refurbishment in the new year.

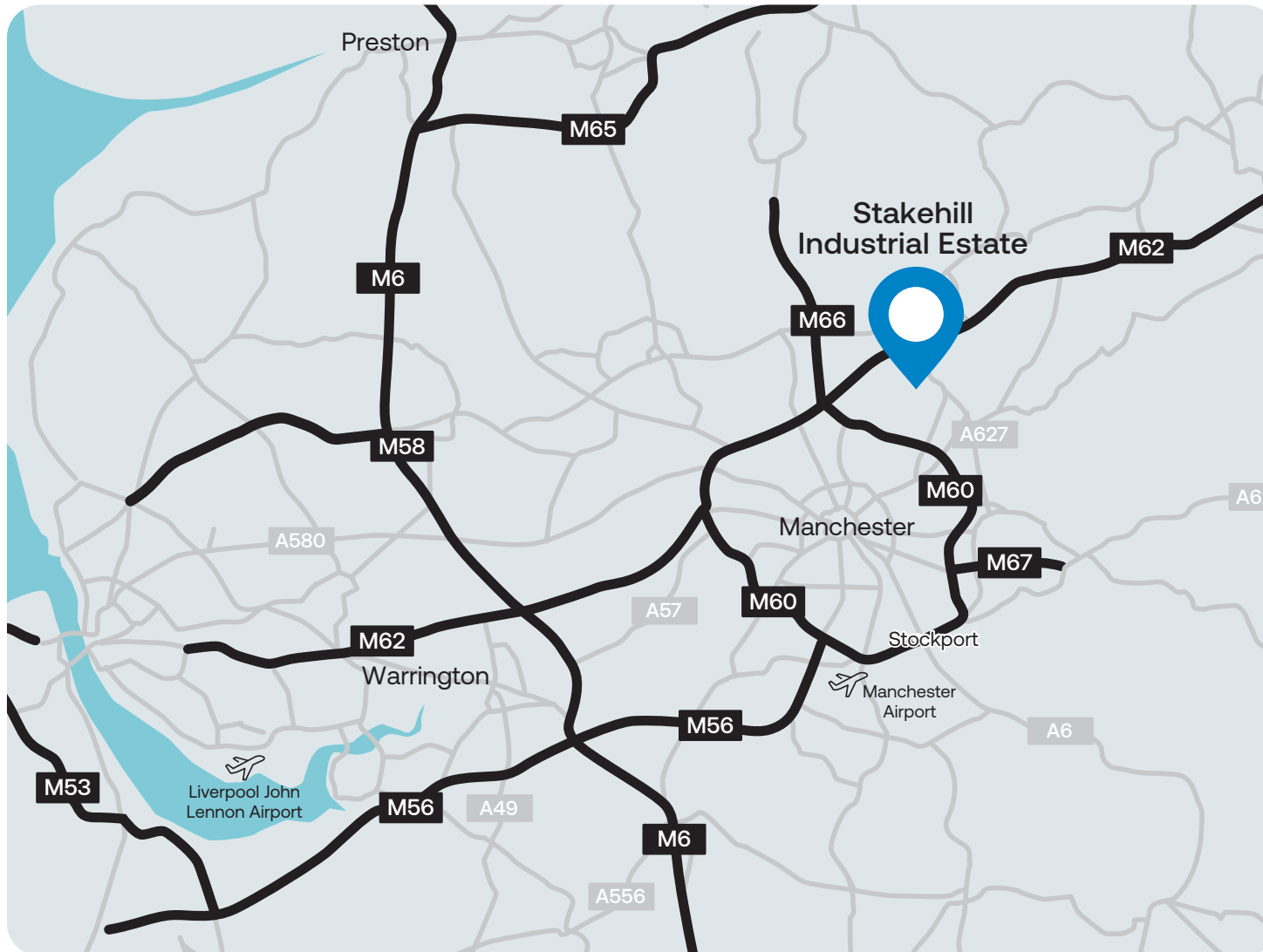


Site plan & accommodation

Office	Property Type	Size (sq ft)	Availability
Unit 5 (office)	Office	5,254	Immediately
Unit 5 (warehouse)	Warehouse	64,133	Immediately
Total	-	69,387	-



Location



Unit 5 is situated within the well-established Stakehill Industrial Estate, one of the North West's premier distribution and manufacturing locations. The estate benefits from excellent connectivity, positioned just off Junction 20 of the M62 motorway, providing direct access to the M60 Greater and the wider UK motorway network.

Manchester City Centre lies approximately 8 miles to the south-west, while Leeds and Liverpool are both easily accessible via the M62. The estate also offers convenient links to the M66 and M67 motorways, supporting efficient regional and national distribution.

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[Book a viewing](#)

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Further information:

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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