



Finlan Road  
Middleton  
M24 2RW

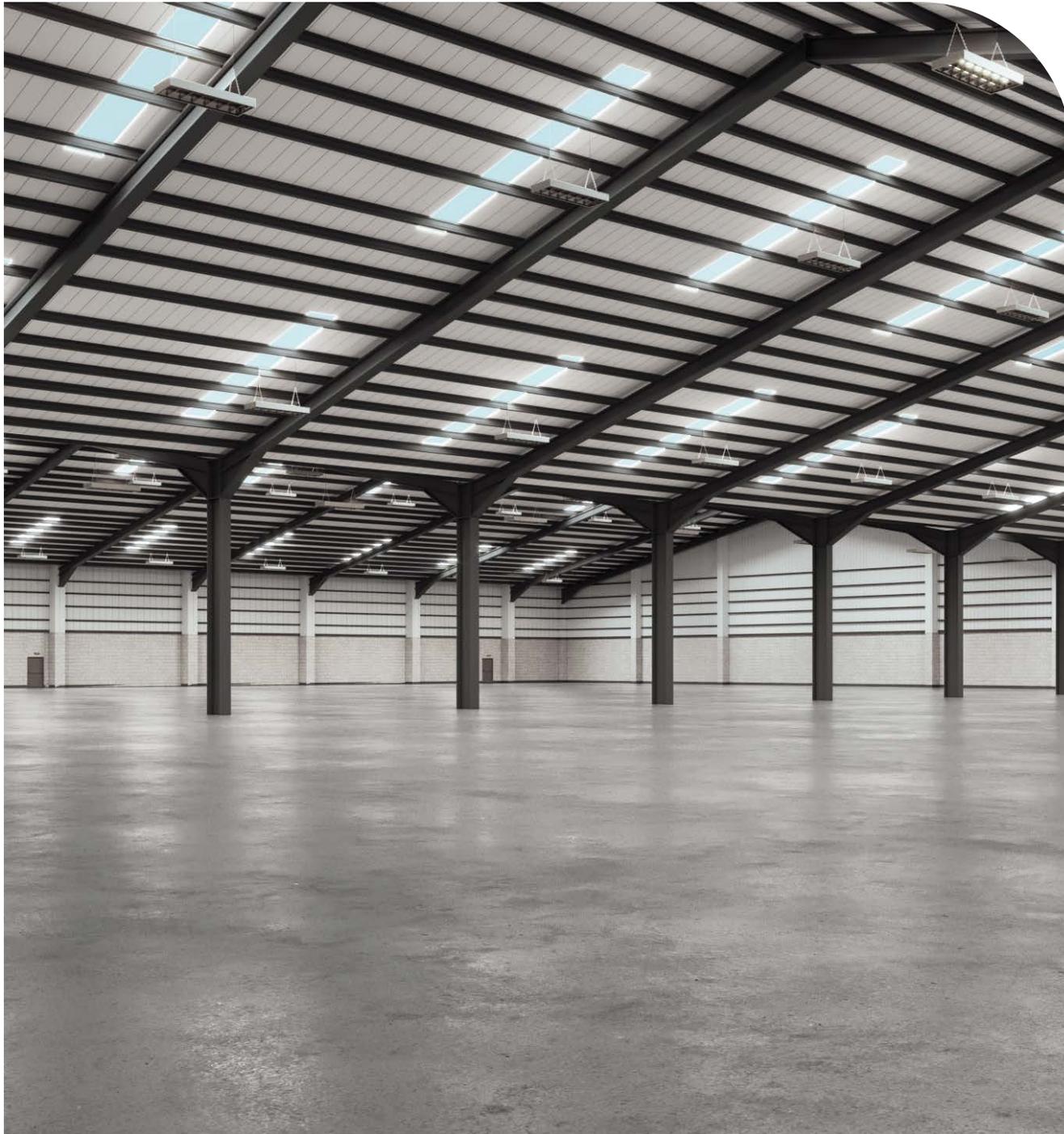
# UNIT 31, STAKEHILL INDUSTRIAL ESTATE

Industrial warehouse unit to let  
**69,387 sq ft**

Undergoing comprehensive  
refurbishment & 999KVA  
power upgrade



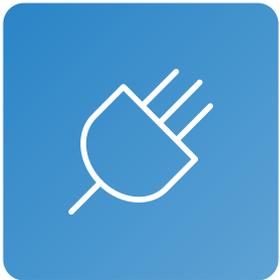
Available Q3 2026



# Industrial warehouse unit

The property comprises open plan warehousing situated on a self-contained and secure site. The steel portal frame warehouse benefits from 4 roller shutter doors, 6.5 m eaves height and PV ready roof. The property provides open plan office space over two floors, including lift, kitchenette and board room.

The unit is currently undergoing power upgrade to 999KVA, and comprehensive refurbishment including roof recoating, redecoration throughout and CAT A office fit out with air conditioning. Following completion, the unit will be ready for occupation in Q3 2026.



999 KVA  
(upgrade in process)



Two storey office  
accommodation



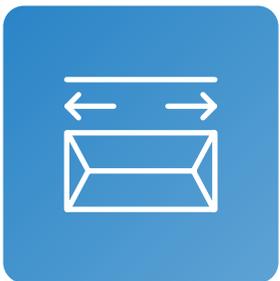
LED lighting



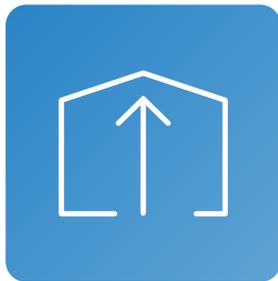
Roof with solar  
PV capability



EV charging



Secure external yard



6.5 m eaves height



Ample on site  
parking

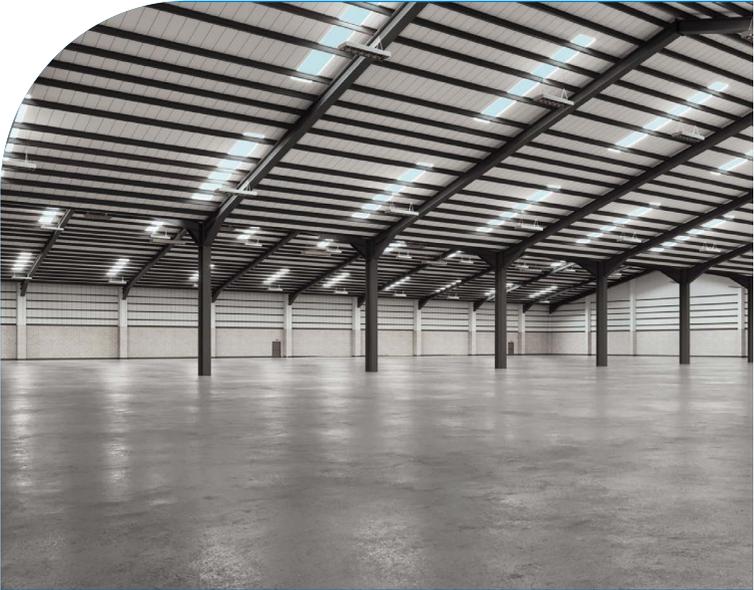


EPC A rating



4 level access  
doors

# Site plan & accommodation



| Unit    | Type      | Area (sq ft) | Area (sq m) | Availability |
|---------|-----------|--------------|-------------|--------------|
| Unit 31 | Office    | 5,254        | 488.11      | Immediately  |
| Unit 31 | Warehouse | 64,133       | 5958.15     | Immediately  |
| Total   |           | 69,387       | 6446.26     |              |



A627(M)

Slattocks Link

Ship Inn

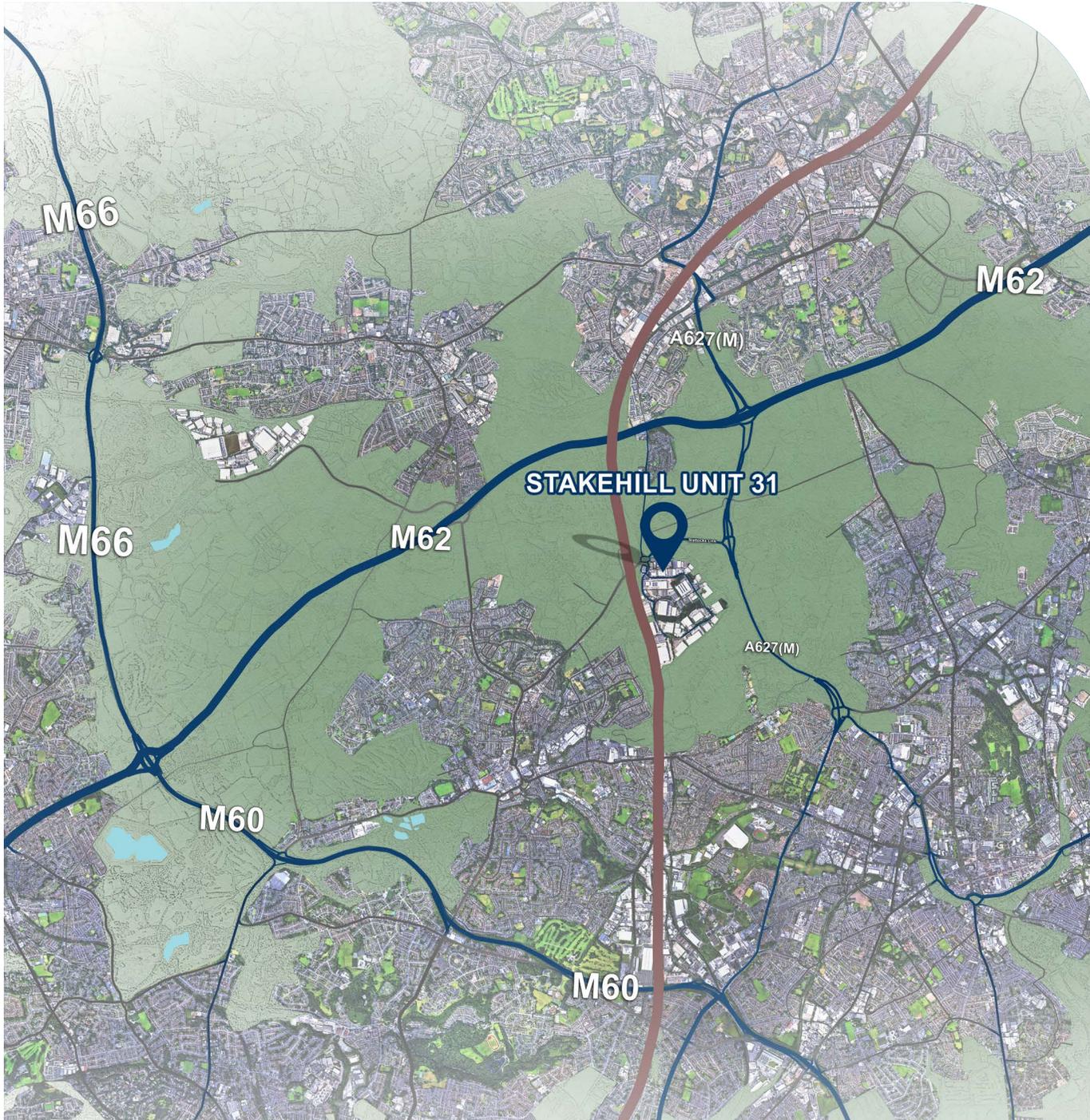
Slattocks Roundabout

Stakehill Roundabout

Whitbrook Way

Unit 31

Finlan Road



## Location

Unit 31 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.



# Travel times

## Cities Distance

Manchester City Centre 8 miles Aprox.

Leeds and Liverpool 26 miles

## By Train Distance

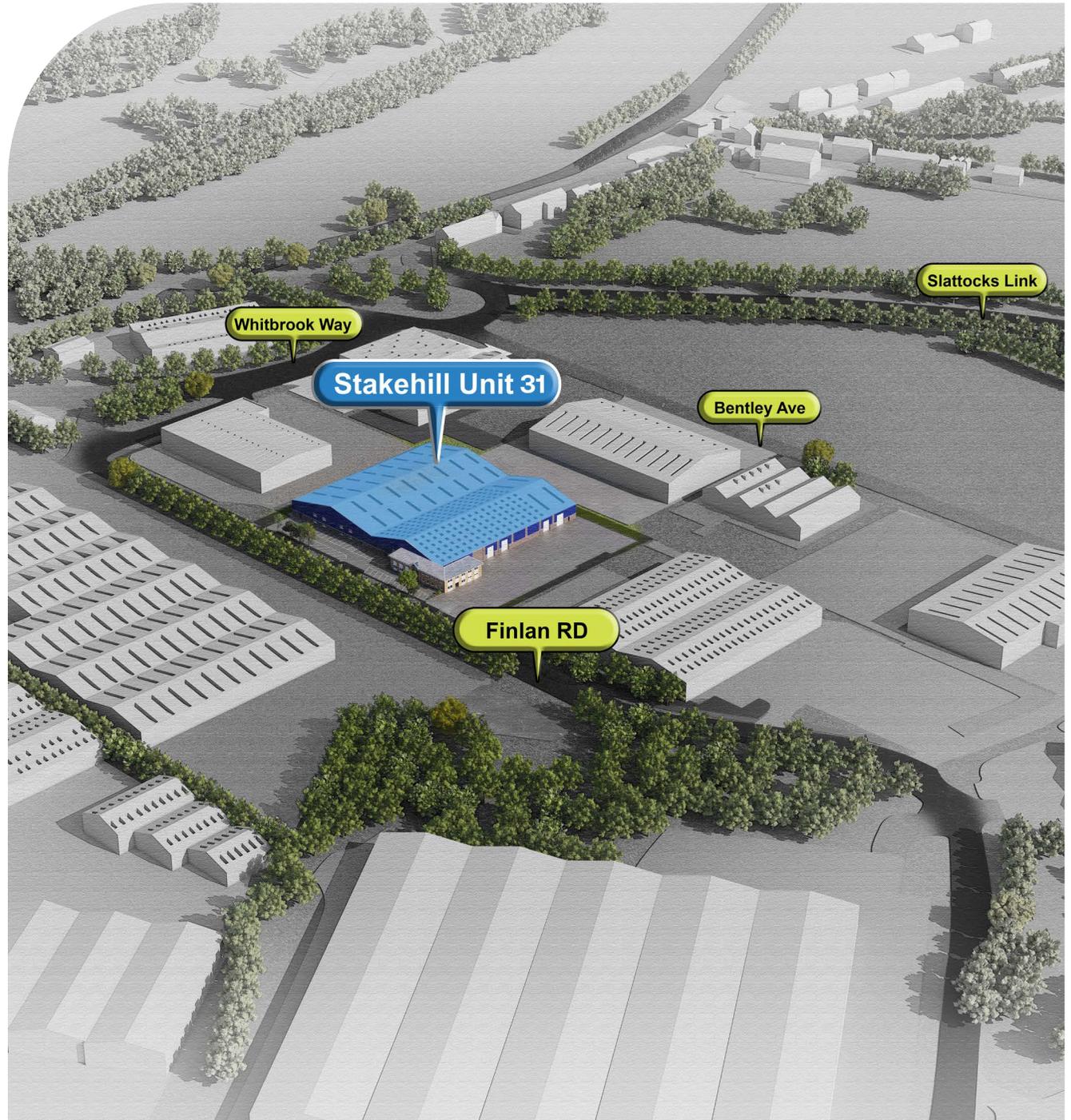
Mills Hill 1 mile

## By Air Distance

Manchester Airport 16 miles

## By Bus Distance

Middleton Shopping Centre 2 miles





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# Unit 31, Stakehill Industrial Estate

Industrial warehouse unit to let  
**69,387 sq ft**

Book a viewing

**Mileway**

**BC** REAL ESTATE  
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bcrealestate.co.uk

**B8**  
0161 375 6000  
www.b8re.com



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John Barton  
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john@bcrealestate.co.uk



Will Kenyon  
07802 869 279  
will@b8re.com

## Further information

### EPC

EPC is payable upon request.

### VAT

VAT will be payable where applicable.

### Terms

Available on new full repairing and insuring leases.

### 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.

### Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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