

Finlan Road, Middleton, M24 2RW



UNIT 31 STAKEHILL INDUSTRIAL ESTATE

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

Fully Refurbished Unit



LastMileFirst | mileway.com

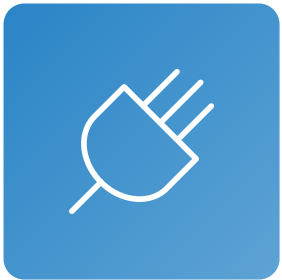
Power upgrade to 999 KVA



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.

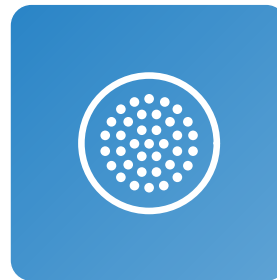
Comprehensive refurbishment has been completed, including power upgrade to 999 KVA, new roof, redecoration throughout, and CAT A office fit out.



Power upgrade
to 999 KVA



Two storey office
accommodation



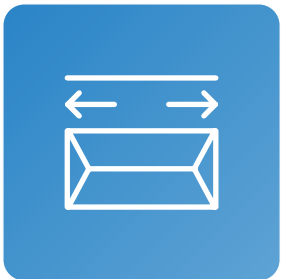
LED lighting



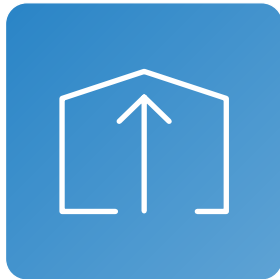
Roof with solar
PV capability



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	



Unit 31

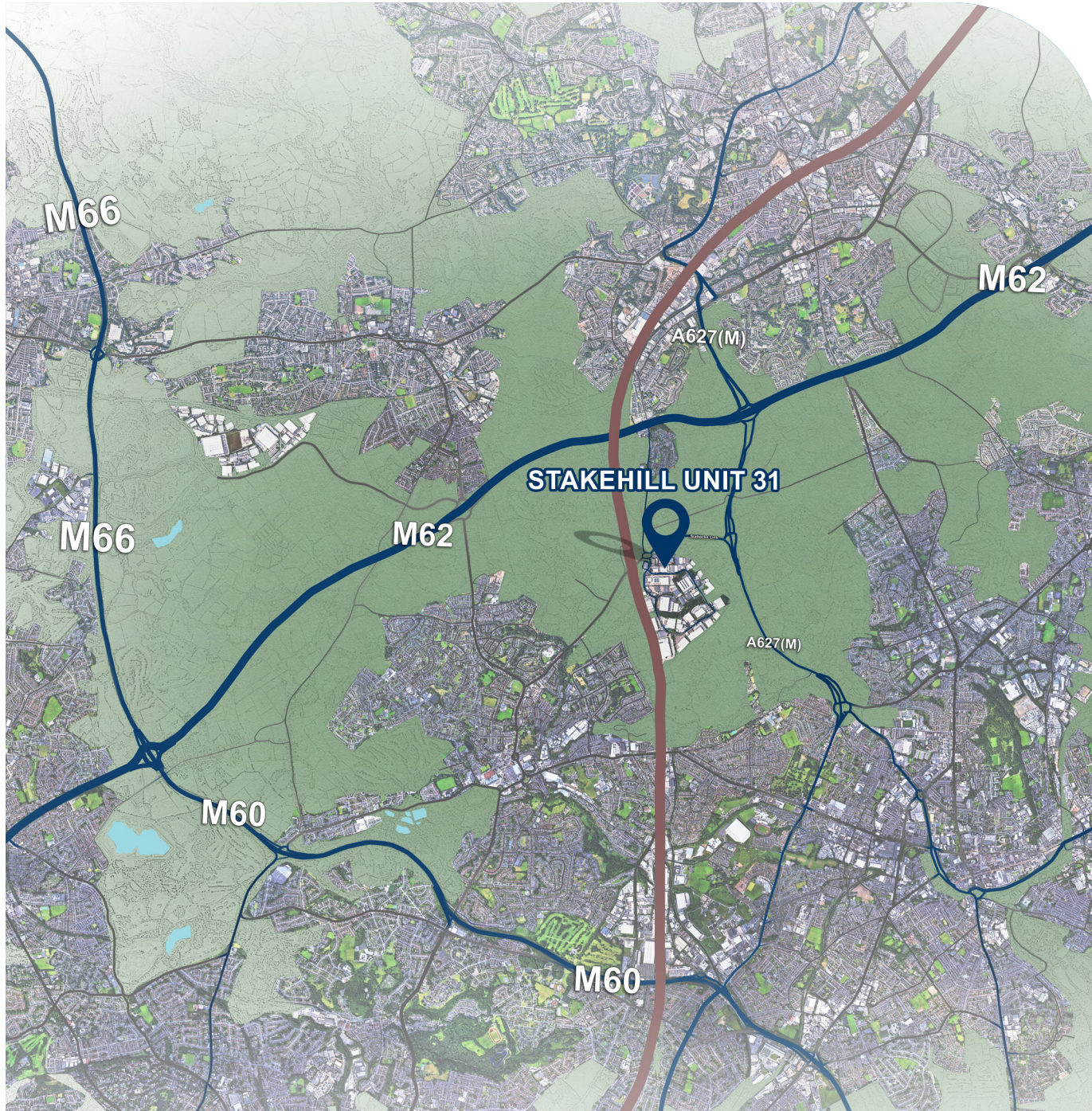
Whitbrook Way

Slattocks Roundabout

Slattocks Link

A627(M)

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
---------------------------	---------





Finlan Road
Middleton
M24 2RW

Unit 31, Stakehill Industrial Estate

Industrial warehouse unit to let
69,387 sq ft

Book a viewing

Mileway

BC REAL ESTATE
0161 636 9202
bcrealestate.co.uk

B8
0161 375 6000
www.b8re.com



Charlotte Middleton
01925 358160
northwest@mileway.com



John Barton
07501 773 672
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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.