Finlan Road, Middleton, M24 2RW

# UNIT 31 STAKEHILL INDUSTRIAL ESTATE

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

Fully Refurbished Unit




LastMile**First** | 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.

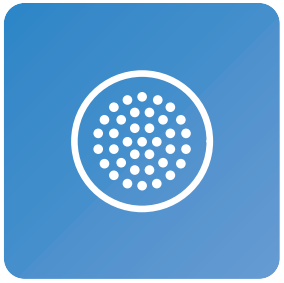
Comprehensive refurbishment has been completed, including power upgrade to 999 KVA, new roof, redecoration throughout, and CAT A office fit out.



Power upgrade to 999 KVA



Two storey office accommodation



LED lighting



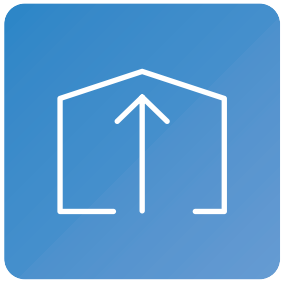
Roof with solar PV capability



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** | |


Slattocks Roundabout
Whitbrook Way
Slattocks Link
A627(M)
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 |





Finlan Road
Middleton
M24 2RW

# Unit 31, Stakehill Industrial Estate

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

Book a viewing



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## 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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