



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.

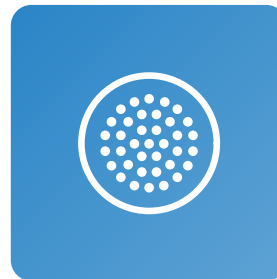
The unit is currently undergoing power upgrade to 999KVA, and comprehensive refurbishment including roof recoating, redecoration throughout and CAT A office fit out with air conditioning. Following completion, the unit will be ready for occupation in Q3 2026.



999 KVA
(upgrade in process)



Two storey office
accommodation



LED lighting



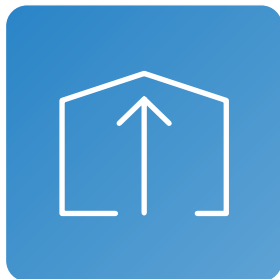
Roof with solar
PV capability



EV charging



Secure external yard



6.5 m eaves height



Ample on site
parking



EPC A rating



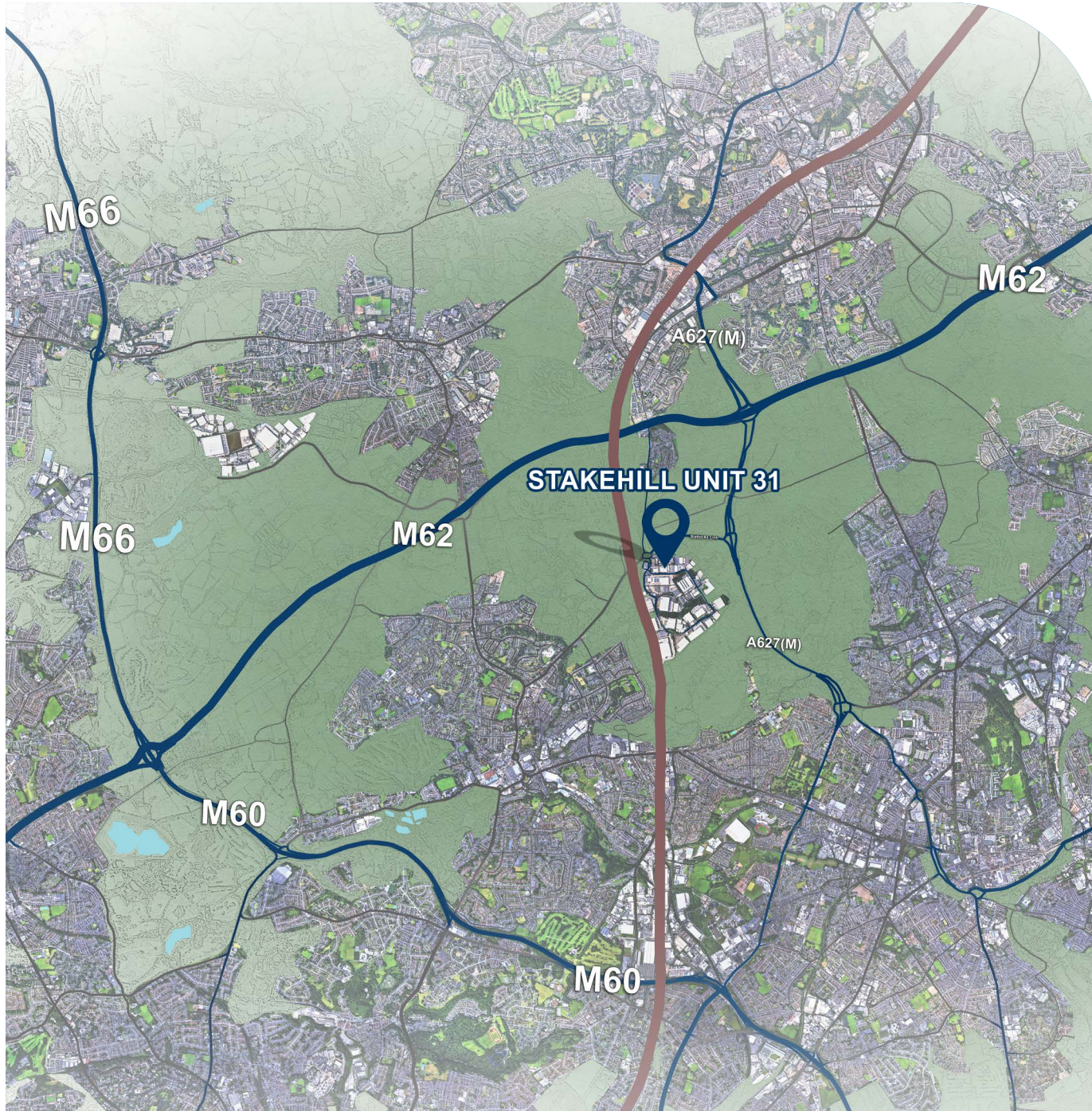
4 level access
doors

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	





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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Book a viewing

Mileway

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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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