

# FUSION 62

STAKEHILL INDUSTRIAL ESTATE, TOUCHET HALL ROAD, MIDDLETON, MANCHESTER, M24 2RP

1 MILE FROM J20 M62 VIA A627M

M24 2RP

Unit B

Unit A

Unit A 146,063 sq ft 13,570 sq m  
Unit B 148,748 sq ft 13,819 sq m  
Link Building 3,428 sq ft 318.5 sq m

**Total 298,239 sq ft 27,707 sq m**

**TO LET PRIME DISTRIBUTION / WAREHOUSE FACILITY  
AVAILABLE AS A WHOLE OR IN TWO SEPARATE BUILDINGS**  
On a site area of 15.5 acres (6.27 hectares)

ENTER



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## DESCRIPTION

SPECIFICATION

AERIAL

MASTERPLAN

LOCATION

GALLERY

TERMS/CONTACT

HOME

FORWARD

BACK

## DOWNLOADS

→ [Unit A Racking Layout](#)

→ [Unit B Racking Layout](#)

The estate comprises two purpose built warehouse / distribution facilities which are currently interconnected by an internal linkway which can be removed to provide two separate facilities.



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#### UNIT A

146,063 sq ft 13,570 sq m

##### WAREHOUSE

- Steel portal frame
- PVC coated steel roof incorporating roof lights
- Elevations a combination of brick and blockwork with profile metal sheet cladding above
- 9.4m to the underneath of the haunch
- 24 dock loading bays with 16 bays to the main warehouse and 8 bays serving the cold store and freezer section
- Concrete powder coated sealed floor
- Floor loading capacity 50kn / m<sup>2</sup> (1,000lbs / sq ft)
- Fully sprinklered
- Lighting provided via suspended halogen lights
- Heating via gas fired warm air radian heaters
- Cold Store / freezer section may be available
- 15,712 pallets

##### OFFICES

- Good quality open-plan accommodation incorporating reception, storage and dispatch area on the ground floor
- First floor incorporates office, canteen and meeting rooms
- Suspended ceiling incorporating Category 5 recessed fluorescent strip lighting throughout
- Lift serving ground and first floor
- Air conditioning throughout

##### EXTERNAL

- Substantial yard area, block paved throughout
- External lights on the building and free standing on the perimeter of the yard area
- 50 lorry parking areas and a minimum of 25 car parking spaces
- Secured site

#### UNIT B

148,748 sq ft 13,819 sq m

##### WAREHOUSE

- Steel portal frame
- PVC coated steel roof incorporating roof lights
- Elevations a combination of brick and blockwork with profile metal sheet cladding above
- 10.64m to the underneath of the haunch
- 25 dock loading bays servicing the side and end elevations and 1 drive in
- Concrete powder coated sealed floor
- Floor loading capacity 50kn / m<sup>2</sup> (1,000lbs / sq ft)
- Fully sprinklered
- Lighting provided via suspended halogen lights
- 16,976 pallets

##### OFFICES

- Good quality two-storey open-plan accommodation incorporating reception, canteen and meeting rooms, etc.
- Suspended ceiling incorporating Category 5 recessed fluorescent strip lighting
- Lift serving ground and first floor
- Air conditioning throughout

##### EXTERNAL

- Substantial concrete yard area
- External lights on the building and free standing on the perimeter of the yard area
- 50 lorry parking areas and a minimum of 25 car parking spaces
- Secured site
- Security lodge

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1. Culina Group
2. Tesco
3. Tontarelli
4. UK Cables Limited
5. DSV
6. DRS (Disaster Recovery Services)
7. NFT Distribution Operations Limited
8. Booker Limited
9. Bibby Distribution
10. Proseat
11. Risco Group
12. Comfy Quilts Limited
13. Yodel
14. Sainsbury's

**Unit A**



**Unit B**



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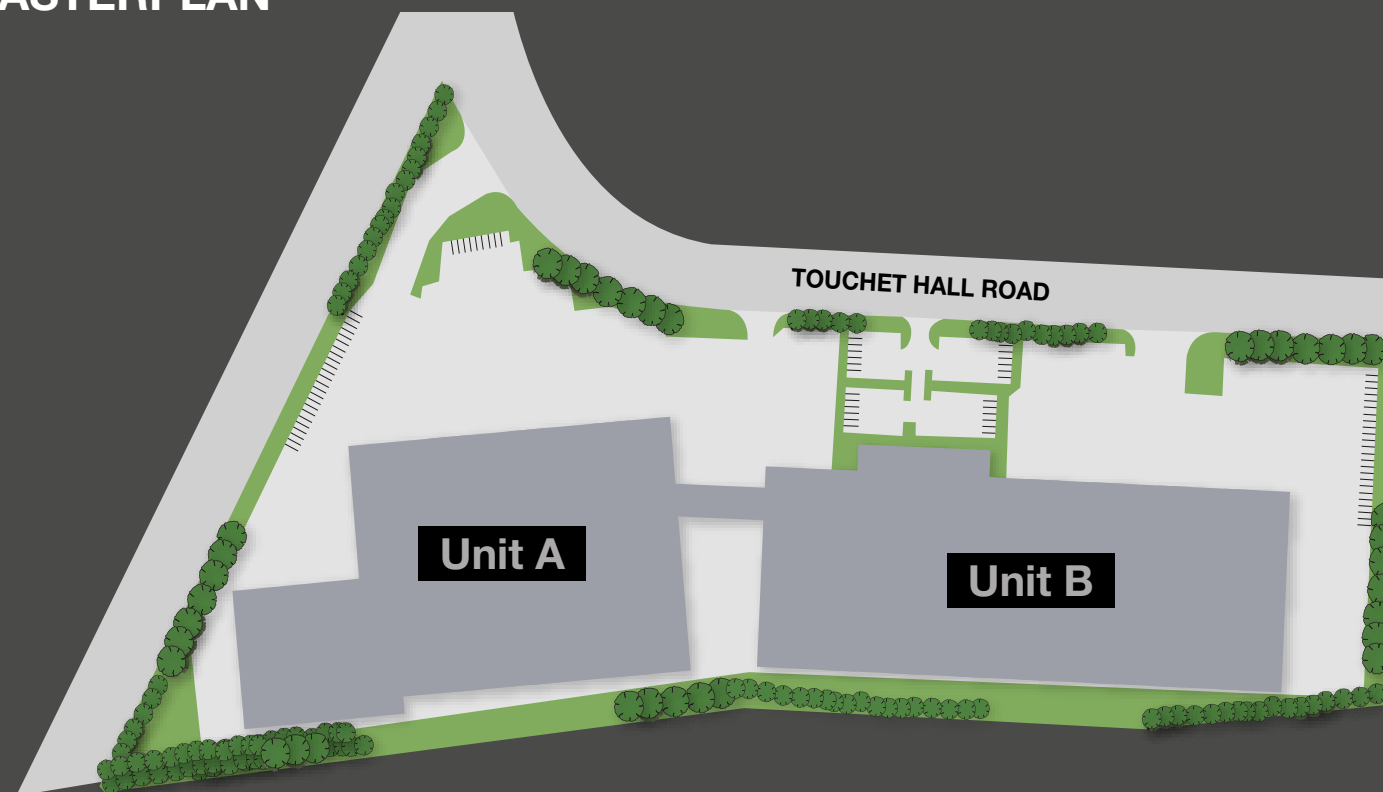
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## MASTERPLAN



**Total accommodation 298,239 sq ft 27,707 sq m on a site area of 15.5 acres 6.27 hectares**

### Unit A

Area	sq ft	sq m
Ground floor area	136,217	12,655
First floor offices	7,656	711.6
Lorry wash	2,190	203.5
Total	146,063	13,570
Site area	7.7 acres	3.12 hectares

### Unit B

Area	sq ft	sq m
Ground floor area	138,668	12,883
Ground floor offices	5,040	468.2
First floor offices	5,040	468.2
Total	148,748	13,819
Site area	7.8 acres	3.15 hectares

### Link Building

	3,428 sq ft	318.5 sq m
Area	sq ft	sq m
Total accommodation	298,239	27,707
Total site area	15.5 acres	6.27 hectares

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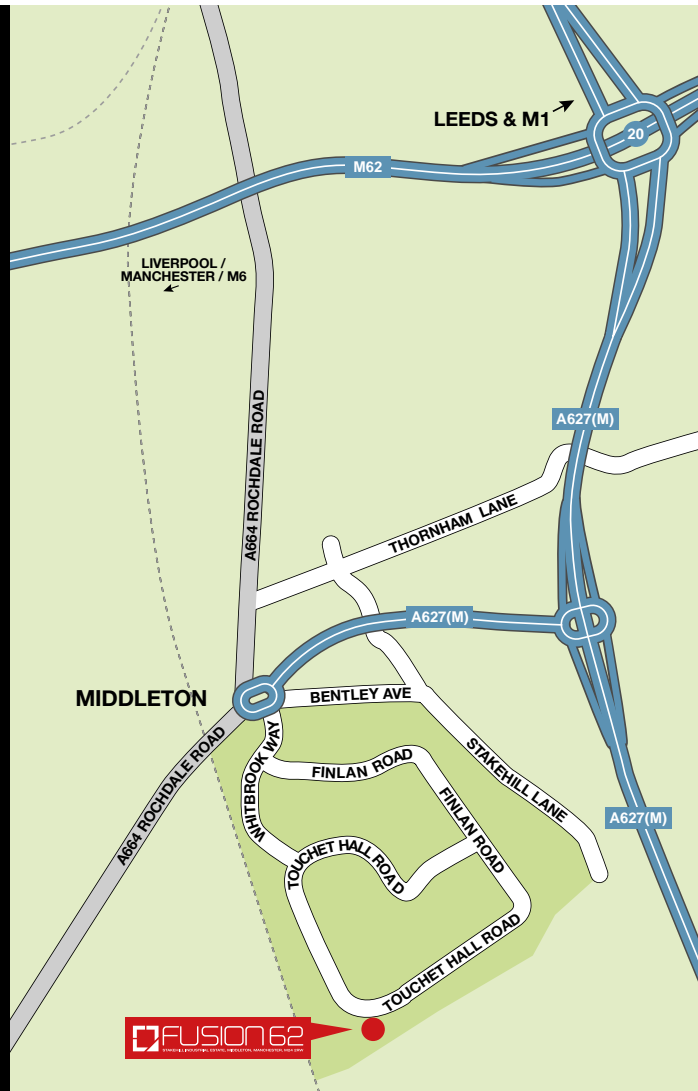
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Every major population centre, from London to Edinburgh, can be reached within a four hour drive, with travel distances as follows:

	Miles
Manchester City Centre	8
Manchester Airport	23
Leeds	35
Liverpool	42
Birmingham	104
Central London	217
Edinburgh	220

## LOCATION

The facilities are situated on Touchet Hall Road, Stakehill Industrial Estate, Middleton, Manchester, approximately one mile from Junction 20 of the M62 Motorway with direct access via the A627M.

It benefits from easy access to the M6 and M60 Motorways to the west and the M1 Motorway to the east, providing excellent access to the UK's motorway network.

The property is approximately 8 miles from Manchester City Centre and 35 miles from Leeds.

It is also approximately 23 miles from Manchester Airport and 26 miles from Leeds, Bradford Airport.

## SITUATION

Stakehill Industrial Estate is recognised as one of the premier industrial and distribution locations in the northwest of England, extending to approximately 200 acres and providing over 2.5m sq ft of industrial and distribution space. It is home to Tesco, Bibby Logistics, Yodel Limited, Comfy Quilts and NFT Logistics.

The Estate is situated 8 miles north east of Manchester City Centre. It is situated at the heart of the North Manchester conurbation, serving Manchester and the large, densely populated towns of Bury 8 miles to the northwest, Rochdale and Oldham, both within 4 miles to the north east and south east respectively.



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## SERVICES

All main services are connected.

## EPC

An Energy Performance Certificate for the building is available upon request.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## MISREPRESENTATION ACT

Davies Harrison & Knight Frank for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Davies Harrison & Knight Frank has any authority to make or give any representation or warranty in relation to this property. 04/2015. Subject to contract. Designed and Produced by Creativeworld. Tel: 01282 858200.

## BUSINESS RATES

The facilities have been valued as one assessment and the Rateable Value equates to £1,300,000 and rates payable 2015 / 2016 will equate to £559,000. The property if let separately will have to be separately assessed.

## TERMS

The facility is available to let as a whole or as two separate buildings.

## VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.



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