

www.skylink147.co.uk



P I N PROPERTY

**TO LET** 147,367 SQ FT

STANLEY GREEN BUSINESS PARK • A555 • SOUTH MANCHESTER • SK8 6PT



**AVAILABLE NOW**

**BRAND NEW HIGH SPECIFICATION  
LOGISTICS / MANUFACTURING UNIT**

[▶ CLICK FOR VIDEO TOUR](#)

ENTER ▶▶▶▶▶



DESCRIPTION

SITUATION

LOCATION

SITEPLAN /  
ACCOMMODATION

INTERNAL SPECIFICATION

SPECIFICATION

EXTERNAL SPECIFICATION

SUSTAINABILITY

TERMS & CONTACTS

↓ DOWNLOAD BROCHURE



# READY FOR TAKE OFF

**SKYLINK 147** is now complete and ready for immediate occupation, providing the occupier with modern high specification warehouse / industrial accommodation in a prime location.



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# SITUATION

**SKYLINK 147** is located within the established Stanley Green Business Park, a highly prominent development offering a mix of office, retail, industrial and trade counter units.

There are a range of amenities in close proximity including Handforth Dean Shopping Centre (Tesco, M&S, Boots, Next) and Stanley Green Retail Park (TK Maxx, B&Q, Costa). Total Fitness and The Gym are less than 5 minutes away as well as numerous pubs and hotels. Handforth train station is a 20 minute walk away.



WELL CONNECTED



HIGH SPEC



SKILLED WORKFORCE





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# LOCATION

**SKYLINK 147** is located in the heart of South Manchester at the intersection of the A34 and the A555 (Manchester Airport Link Road). The motorway network is easily accessible from J5 M56 (4.5 miles) and J3 M60 (3.5 miles). Wilmslow is 2 miles south, Manchester Airport 4 miles west and Manchester city centre 10 miles to the north.

# TRANSPORT & ACCESS

## ROAD



Manchester	10 miles
Liverpool	41 miles
Leeds	58.5 miles
Birmingham	83 miles
London	196 miles

Source: Google

## RAIL



Manchester Airport	30 mins
Manchester Piccadilly	20 mins
Wilmslow Station	3.5 miles
Handforth Station	1.9 miles

Source: Google

## SEA



Port of Liverpool	44.6 miles
Port of Immingham	110 miles
Port of Hull	114 miles
Port of Felixstowe	243 miles

Source: Google

## AIR



Manchester Airport	2.8 miles
Liverpool Airport	33 miles
Leeds Bradford Airport	60.7 miles

Source: Google





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# SITE PLAN

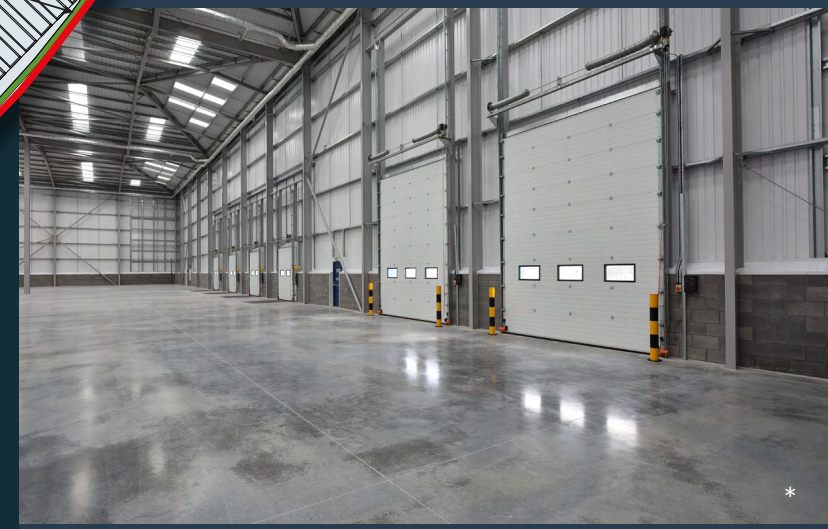


# ACCOMMODATION

	SQ FT	SQ M
Warehouse	126,091	11,714.23
Warehouse Office & Canteen	2,000	185.80
Reception Area	1,426	132.47
First Floor Offices	5,000	464.51
Second Floor Offices	5,000	464.51
Third Floor Offices	5,000	464.51
Gatehouse	355	32.98
Drivers Area	366	34.00
Canopy	2,129	197.79
<b>TOTAL</b>	<b>147,367</b>	<b>13,690.84</b>



CLICK TO VIEW  
THE VIDEO TOUR





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## INTERNAL SPECIFICATION



126,091 SQ FT  
WAREHOUSE AREA



1 MVA POWER SUPPLY



9 LEVEL, 2 EURO &  
2 JUMBO DOCKS



2 DRIVE IN DOORS



BREEM 'VERY GOOD'  
& EPC 'A' RATINGS



AIR SOURCE  
HEATING & COOLING



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15,000 SQ FT OFFICE AREA...



9 LEVEL, 2 EURO & 2 JUMBO DOCKS



...OVER 3 FLOORS



12% ROOF LIGHTS





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## EXTERNAL SPECIFICATION



MIN 50M TO MAX 90M  
YARD DEPTH



SECURE, SELF  
CONTAINED SITE



236 CAR PARKING  
SPACES



29 EV CHARGING  
SPACES



20 CYCLE & 4 MOTORCYCLE  
PARKING BAYS



17 HGV PARKING  
SPACES



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# ENVIRONMENTALLY CONSCIOUS BY DESIGN



STANLEY GREEN BUSINESS PARK · A555 · SOUTH MANCHESTER · SK8 6PT

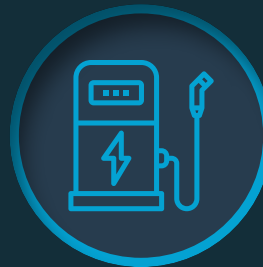
**SKYLINK 147** is constructed to BREEAM Very Good incorporating sustainable construction methods. The unit is designed to be energy efficient and provide a low carbon footprint to enhance the buildings operational performance.



**BREEAM  
'VERY GOOD'**



**EPC 'A' RATING**



**ELECTRIC CAR  
CHARGING POINTS**



**12% ROOFLIGHTS**



**AIR SOURCE  
HEATING & COOLING**



**LED  
LIGHTING**



**PHOTOVOLTAIC  
PANELS**



**SHOWERING &  
CHANGING FACILITIES**



**SECURE  
CYCLE PARKING**



**AIR QUALITY  
MONITORING**





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## SERVICES

We understand all mains services will be available to the property including three phase electricity, gas, mains water and drainage.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided upon practical completion of the building.

## RATEABLE VALUE

The building will be assessed upon practical completion. We advise interested parties to make their own enquiries of the Local Rating Department.

## VAT

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

A development by

**P I N** PROPERTY  
[www.pinproperty.co.uk](http://www.pinproperty.co.uk)

## PLANNING

The permitted use of the property is within Classes B1, B2 and / or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Interested parties should make their own enquiries of Stockport Planning Department.

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

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## CONTACTS

For further information please contact the letting agents in the first instance.

**RICK DAVIES**

[rick@daviesharrison.com](mailto:rick@daviesharrison.com)

**07831 658 804**

**STEVE JOHNSON**

[steve@b8re.com](mailto:steve@b8re.com)

**07771 888 363**



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