

To Let 18,815 sq ft (1,753 sq m)

Self-Contained Cross-Dock Warehouse and Office Facility

- 40 Cross Dock loading bays (20 either side)
- Eaves height 4.5 - 5.15 metres
- Ancillary workshop and offices
- Substantial car parking and yard area

Link Road to A627(M)



 M24 2RW

Unit 34 Whitbrook Way
Stakehill Industrial Park
Manchester
M24 2RW



Location

The property is situated on the established Stakehill Industrial Estate one of the North West's premier locations.

Stakehill benefits from direct dual carriageway links to the A627M which in turns joins with the M62 Motorway at Junction 20, approximately one mile to the north.

Description

The accommodation is situated on a substantial secure site with a self-contained cross-dock warehouse and office facility and a standalone workshop/vehicle maintenance unit, in a prominent position at the front of Stakehill Industrial Estate.

Accommodation

We have undertaken a measurement on a gross internal area basis under the RICS Code of Measuring Practice Code 5.

Accommodation	Sq m	Sq ft
Ground floor warehouse	1,229	13,229
Ground floor offices	125	1,345
First floor offices	124	1,335
TOTAL	1,478	15,909

Ancillary workshop	Sq m	Sq ft
Main workshop and offices	275	2,960
TOTAL ACCOMMODATION	1,753	18,815
SITE AREA (approximately)	0.81 hectares	2 acres

Specification

Main warehouse

- 40 loading bays (Cross Docked)
- Sodium lighting
- Concrete floor
- Eaves height - 5.15 metres to the underneath of the haunch

Offices

- Open plan and cellular offices
- Ladies & Gents WCs & shower
- Plastered and painted walls / Carpeted throughout

Workshop

- Steel frame
- Concrete floor
- Three roller shutter doors
- Vehicle repair pit
- Eaves height to underneath of haunch - 4.5 metres
- Fluorescent strip lights throughout

External Area

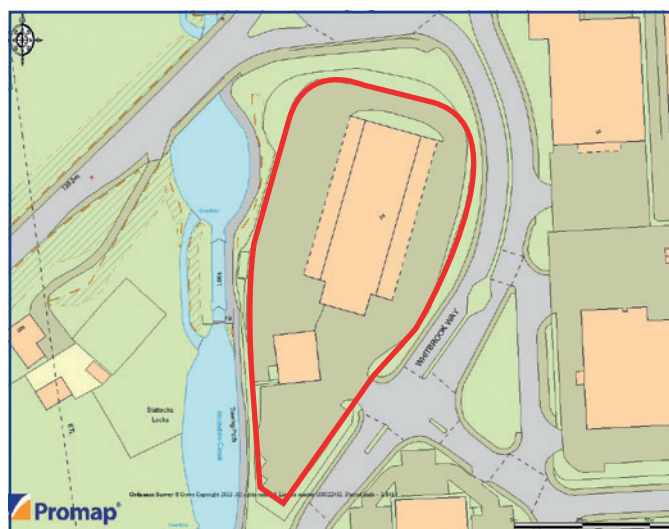
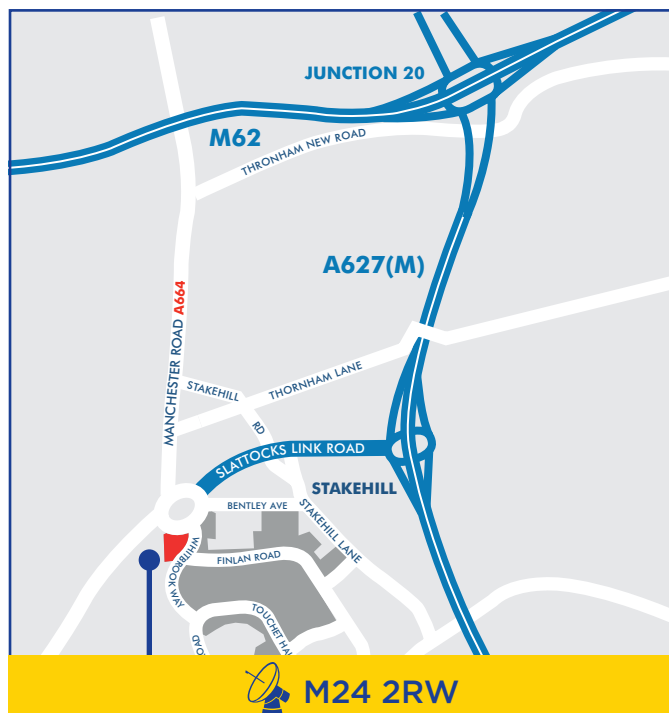
- The property benefits from substantial car parking and yard area with double gated access

Services

We understand that all main services are available to the site including gas and electricity.

Business Rates

The rateable value for the property is £91,500 and the rates payable for 2013/14 equate to £43,096.



Legal Costs

Both parties are to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise quoted, all prices and rentals are exclusive of but may be liable to VAT.

Terms

The premises are available on a leasehold basis. Price upon application.

Energy Performance Certificate

An EPC is available upon request.

Viewings / Contacts:

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