



Stakehill Industrial Estate, Finlan Road, Middleton, M24 2RW

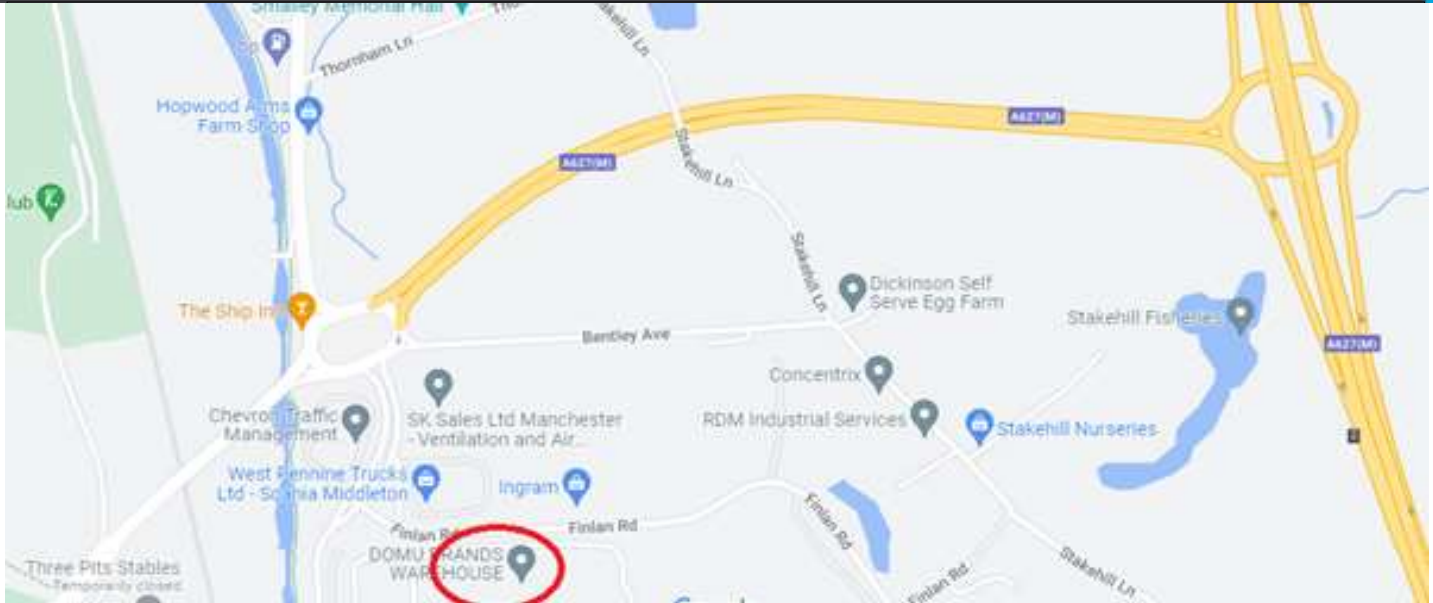
**C20,002 sq ft**

## High Bay Warehouse with Docks and Racking

- 7 dock level loading doors
- 1 single level access door to the rear
- 2,800 pallet locations
- **RENT ON APPLICATION**



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### Location

The property is conveniently located within 1 mile of Junction 20 of the M62. This in turn provides excellent connectivity to the national motorway network. Stakehill Industrial Estate is a well-established estate and occupiers include, Toolstation, Footaslyum, Comfy Quilts, DHL, Scania, Bookers and Yodel.

### Description

The property comprises of a modern high bay warehouse benefitting from the following:

- 7 dock level loading doors
- 1 level access door
- The unit is fully racked (circa 2,800 pallet spaces)
- Circa 9metre to eaves
- The site is fully fenced, with CCTV

### Rental / Price

The property is available on a leasehold basis.

The rent is available on application.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with sole agents BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)