Mileway

Finlan Road
Middleton
M24 2RW

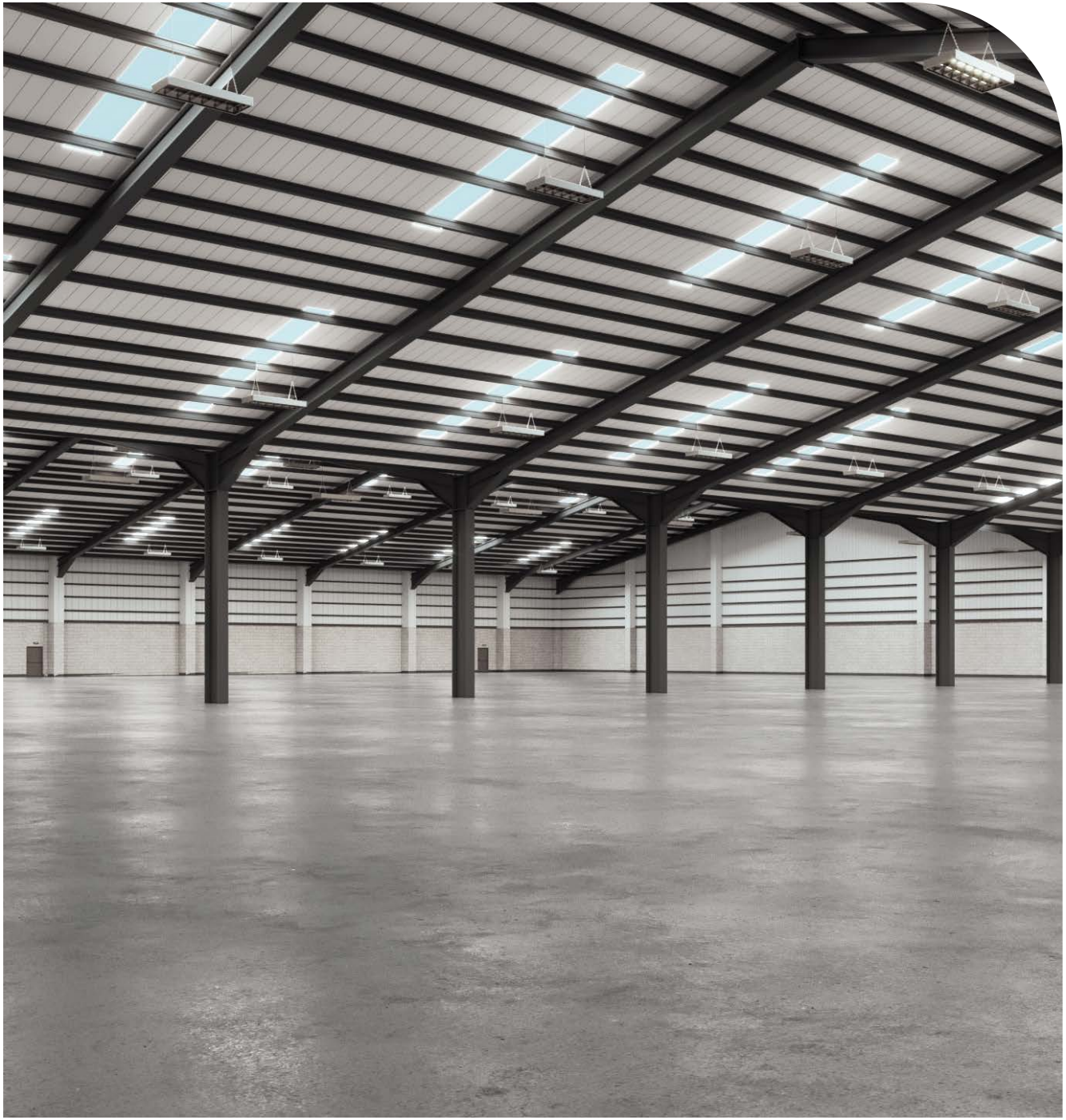
UNIT 31, STAKEHILL INDUSTRIAL ESTATE

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**	

A627(M)
Slattocks Link
Ship Inn
Slattocks Roundabout
Stakehill Roundabout
Whitbrook Way
Unit 31
Finlan Road

Location

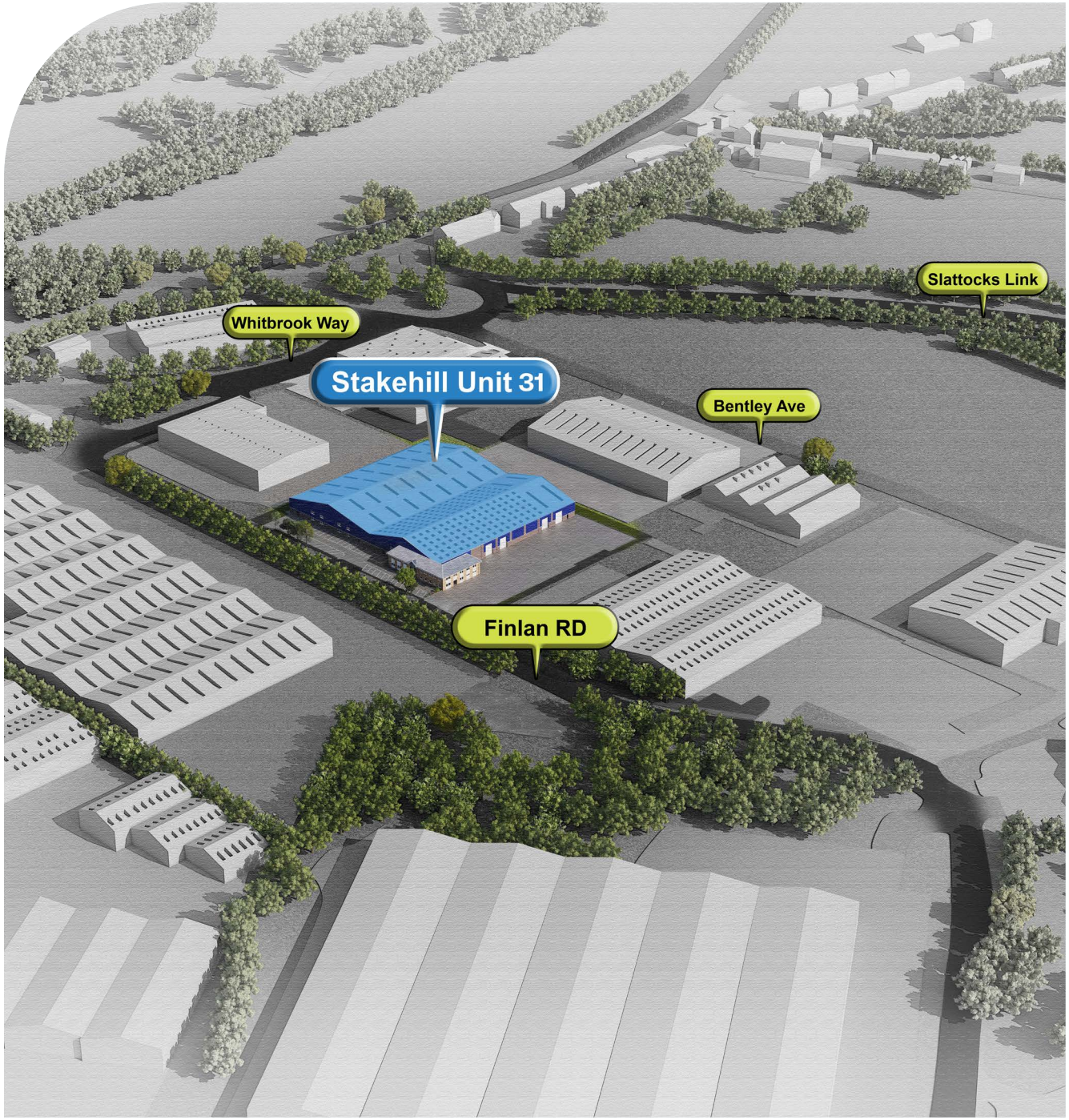
Unit 31 is situated within the well-established Stakehill Industrial Estate, one of the North West's premier distribution and manufacturing locations.

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

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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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