

ELECTRON

STAKEHILL INDUSTRIAL ESTATE
MANCHESTER, M24 2SJ

Modern Warehouse / Industrial Unit
UNDERGOING REFURBISHMENT
READY FOR OCCUPATION Q2 2024

82,506 sq ft

To Let

Significant Power Supply (1.35MVA)

Touchet Hall Road • Manchester • M24 2SJ



PRIME MODERN WAREHOUSE UNIT





Electron is located in the heart of the UK, 69% of the UK's population is accessible within a 4 hour drive time.

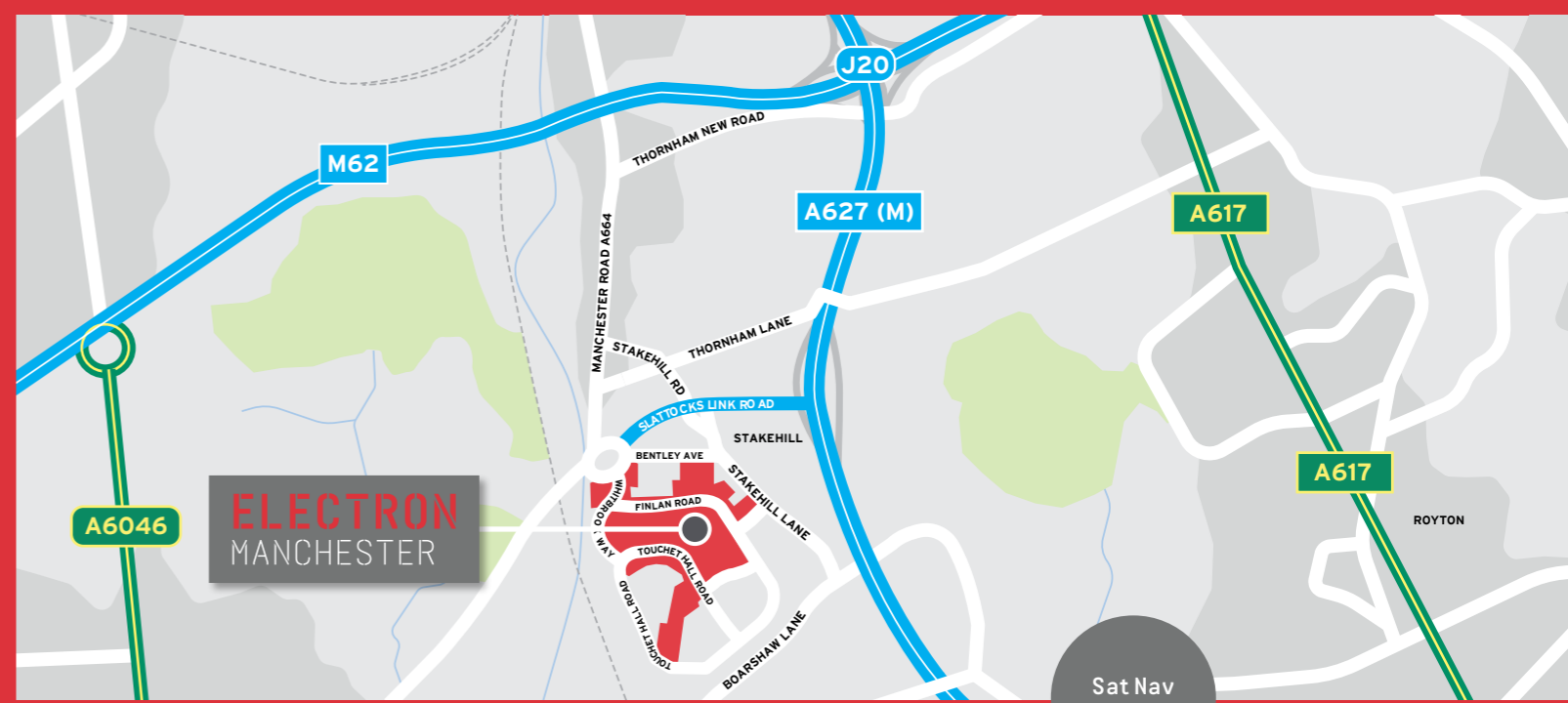
HGV Drive Times

- 0-80 mins
- 80-160 mins
- 160-240 mins

Source: Mecator Geosystems

PRIME POSITION

Location



Sat Nav
M24 2SJ

Communications

Motorways	Airports	Cities
A627 (M) 0.5 miles	Manchester International 22 mins	Manchester 38 mins
M62 (Jct 20) 1.5 miles	Leeds Bradford 37 mins	Warrington 61 mins
M60 Orbital (Jct 21) 3 miles	Liverpool John Lennon 40 mins	Leeds 69 mins
M66 6.5 miles	East Midlands Airport 130 mins	Liverpool 89 mins
M61 11 miles	Heathrow 230 mins	

Source: AA Route Planner

Aerial

Aerial

IN GOOD

COMPANY

**ELECTRON
MANCHESTER**

- PSV Glass & Glazing
- Comfy Quilts
- Booker
- Tool Station
- Foot Asylum
- Comfy Quilts
- Comfy Quilts
- Tesco
- Parcel Force
- Fanatics
- Yodel
- Howard Tenens
- Evri
- Anovo
- JLG

M62

Oldham Manchester

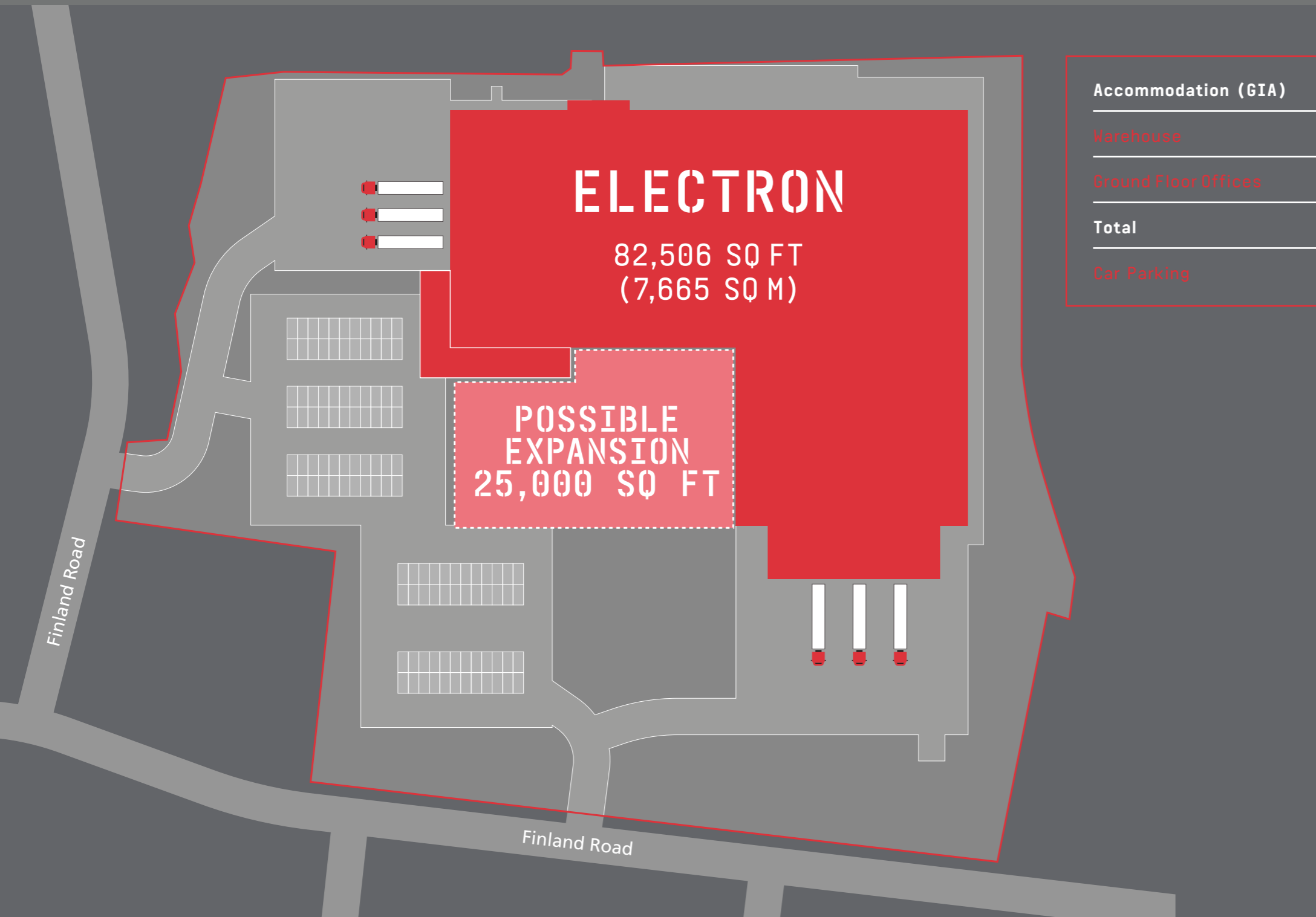
A627(M)

A627(M)

A664



ELECTRON 82,506 SQ FT WITH OPPORTUNITY TO EXPAND



Accommodation (GIA)	sq ft	sq m
Warehouse	73,571	6,835
Ground Floor Offices	8,935	830
Total	82,506	7,665
Car Parking		119 Spaces

Specification

- 4 level access and 2 dock level loading doors
- 2 secure delivery yards
- 8m eaves height
- LED lighting and a smoke and air ventilation system
- Fitted with sprinklers
- Single storey offices
- Steel portal frame construction
- Power 1.35MVA
- Undergoing refurbishment
- Targeting EPC B
- 10% PV ready
- EV Charging points
- Bike Racks

Gallery



Indicative Internal



DESTINATION: MANCHESTER

Professional Employment Pool

Labour Force

Location

Connectivity



A regional hub for world class research manufacturing and engineering facilities.

9%

11% of the local labour force are employed in manufacturing.



Skilled labour employed at the high end of the AI and data, advanced materials, cyber and, construction tech.

63%

In Greater Manchester, 63% of residents of working age are economically active.

69%

69% of the UK's population is accessible within a 4 hour drive time.

Air, road and rail networks providing easy access to over 500 million consumers across Europe.

500 MILLION

22 MINUTES

Located at the heart of the country's major road arteries, 22 minutes away from Manchester International Airport.

Local Occupiers

The area is home to more than 2,000 foreign owned companies and leading brands.



BNY MELLON



