



**David Currie & Co**  
*Real Estate and Asset Consultancy Practice*

By order of LPA Receivers

**FOR SALE**

**STRATEGIC INDUSTRIAL INVESTMENT**  
**UNIT 69, STAKEHILL INDUSTRIAL ESTATE**  
**TOUCHET HALL ROAD**  
**MIDDLETON**  
**MANCHESTER**



- Modern detached warehouse/distribution unit extending to 102,855 sq ft with self contained yard areas.
- Let to Parcelpoint Ltd T/A Yodel Network Ltd for a term of 10 years (excluding break) from 16 April 2012.
- Freehold

**TEL: 0161 393 2222**



### Location

Stakehill Industrial Estate is widely acknowledged to be one of the finest industrial estates in the North West. Stakehill benefits from a direct dual carriageway link to the A627 (M) which in turn joins the M62 at Junction 20, approximately 1 mile to the North providing outstanding access to the regional and national motorway network. The regional centres of Manchester, Rochdale, Oldham and Bolton are all close by, with the M60 orbital further enhancing communications to South Manchester and Manchester Airport.

### Description

Stakehill Industrial Estate extends to some 200 acres, and currently houses in excess of 2.5m sq ft of industrial and distribution space.

The property comprises 3 bay detached distribution warehouse of steel portal frame construction. The specification comprises cross dock loading doors 7 on the western elevation and 4 on the eastern elevation together with 2 level loading access doors, and 10 metre eaves.

### Accommodation

We have measured the property on a gross internal basis in accordance with the RICS Code of Measuring Practice and confirm they provide as follows:-

DESCRIPTION	SQ M	TOTAL (SQ FT)
Warehouse	9,187.31	98,895
Ground/First Floor Offices	367.88	3,960
<b>Total</b>	<b>9,555.19</b>	<b>102,855</b>



### **Occupier/Occupational Lease**

The property has been let for a term of 10 years (excluding break) from 16 April 2012 to Parcelpoint Ltd t/a Yodel Network Ltd, subsidiaries of Shop Direct Holdings Ltd. The current rent payable is £203,138.50 per annum until the end of the 3<sup>rd</sup> year (equating to £1.97 per sq ft) rising to £406,277 per annum (equating to £3.95 per sq ft) in Years 4 & 5.

There is a break option at the end of the 5<sup>th</sup> year (2017) exercisable subject to 6 months written notice and a premium of £203,000.

If the break option is not exercised it is agreed that the rent will rise to £437,133 per annum (equating to £4.25 per sq ft) for the remaining 5 years of the lease.

### **VAT**

We wait confirmation from HMRC as to whether VAT is payable, should this prove to be the case then this will be charged at the prevailing rate.

### **EPC**

We understand an EPC was completed for the purposes of the letting and we wait confirmation of such, a copy will be supplied upon request.

### **Proposal**

Offers are invited

### **Tenure**

We understand the property is held Freehold.

### **Viewing**

David Currie & Co

Tel: 0161 393 2222

Email: [andrea@davidcurrie.co.uk](mailto:andrea@davidcurrie.co.uk)