

FOR SALE

10,295 sq ft (956 sq m)

- Rare purchase opportunity
- Modern popular industrial estate
- 2 miles from Junction 4 M67 Motorway
- Potential to subdivide



High Quality End-Terrace Warehouse / Industrial Unit

Waterside Business Park – Units 9/10

Hadfield
Glossop
SK13 1BE



LOCATION

The property is situated within Waterside Business Park approximately 1 mile to the north-west of Glossop Town Centre.

The Business Park is situated circa 500 metres to the south of the New Road junction with Manchester Road (A628) and approximately 2 miles to the east of Junction 4 of the M67 Motorway which allows convenient access to the M60 Manchester Orbital Motorway.

DESCRIPTION

The property comprises an end terraced modern industrial / warehouse facility.

SPECIFICATION

- Eaves height to underside of haunch – 4.54m
- Floor to ceiling height underneath mezzanine – 2.21m
- Solid concrete floor covered with reinforced PVC interlocking tiles
- Ground floor warehouse (including storage / racking) / conference room and WC
- 2 roller shutter doors – 1 electronic and 1 manual
- High level sodium lighting
- Mezzanine level administrative offices and secure storage
- Tarmac forecourt area
- 10 allocated car parking spaces
- 1 electric vehicle charging point
- Open yard to the rear
- Freestanding mezzanine (removable)
- Area is equipped with all Cat5e points

EPC

The property has an Energy Performance Rating of D.

A copy of the Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

ACCOMMODATION

	Sq ft	Sq m
Ground Floor Warehouse	4,613	428
Ground Floor Offices	1,325	123
First Floor Offices	1,383	128
Additional Offices	1,486	138
Second Floor Storage	1,488	139
Total	10,295	956

RATEABLE VALUE

The property is listed as "Workshop and Premises" with a Rateable Value within the 2023 Rating List of £32,000.

We advise interested parties to make their own enquiries with the Local Rating Department.

PLANNING

The property is located within an established business park and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

TERMS / PRICE

The property is available to purchase on a long leasehold basis. Price is available upon application.

VAT

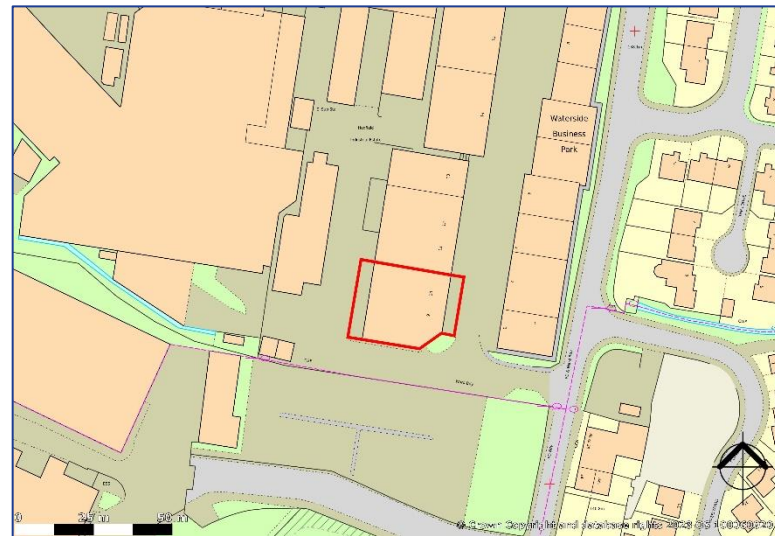
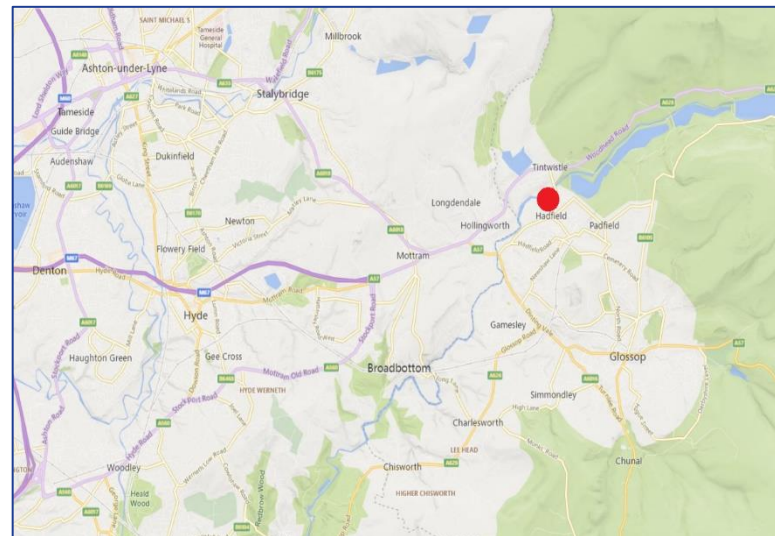
All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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