

FOR SALE/MAY LET

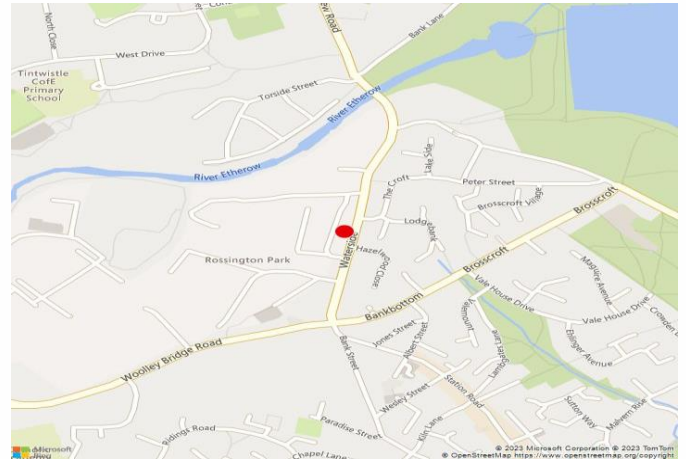


Units 9-10 - Waterside Business Park, Hadfield, Glossop, Derbyshire, SK13 1BE

**Modern Warehouse/
Industrial/Trade Unit**
8,740 Sq Ft (811.95 Sq M)

- High Quality Flexible Accommodation
- 2 Miles from Junction 4 - M67
- 2 ½ Miles from Glossop Town Centre
- Electric Roller Shutter Loading Door
- High Quality Offices & Warehousing
- Rare Purchase Opportunity





Location

The premises are located on the popular Waterside Business Park which is part of the wider Glossop industrial area which includes the Graphite Industrial Estate.

The property is accessed off the A628 Manchester Road which provides direct access to The M67 motorway which links to the wider Glossop area and the Greater Manchester conurbation.

The surrounding area provides a mix of commercial and residential accommodation and includes a variety of amenities including Tesco Express and Hadfield Railway station only ½ mile away. Nearby occupiers include Synk Creative and No Candy.

LOCATION	DISTANCE
Glossop Town Centre	2.5 Miles
Manchester Airport	19 Miles
M67	2.5 Miles
M67/M60	9.5 Miles
Manchester City Centre	12 Miles
Stockport	12 Miles
Sheffield	29 Miles

Description

The property comprises a modern purpose built end terrace light industrial/office unit constructed approximately 20 years ago. The property is constructed by way of a traditional steel portal frame under a pitched palistol insulated roof with an eaves height of 4.5m. The facility provides a mix of warehouse and office space and provides high quality accommodation throughout on various levels.

The ground floor warehouse element provides mainly open plan space with a concrete floor and is lit throughout with Sodium box and LED units. Loading is via one electrically operated and one manually operated roller shutter loading doors providing access to the rear shared service yard area. The property benefits from all mains services and a 3 phase power supply.

The office element provides a mix of compartmentalised accommodation which includes a boardroom, a series of private offices, canteen, reception and WC facilities. The offices are air conditioned throughout and include suspended ceilings with category 2 lighting. The facility also includes some laboratory space which can readily be reinstated into offices or storage space if required.

Externally, the property is serviced by the roller shutter loading doors leading to the spacious service yard area. Staff parking is situated to the front and rear entrance where there are approximately 10 car parking spaces available.

Accommodation

The property comprises the following:

ACCOMMODATION	SQ.FT.	SQ.M.
Warehouse	4,648	431.75
Ground & First Floor Offices	2,601	241.68
Additional First Floor Office	1,491	138.52
TOTAL (Not Including the Warehouse Mezzanine)	8,740	811.95
Warehouse Mezzanine	900	83.64



Purchase Price

£700,000 exclusive of VAT and Stamp Duty.

Rental Consideration

Rent consideration will be given to leasing the premises on a new full repairing and insuring lease at a rental of £50,000 per annum plus VAT.

Business Rates

Rates Payable: £16,384 per annum.

EPC

The Property has an Energy Performance Rating of D.

VAT

VAT will be charged at the prevailing rate.

Tenure

The property is available to purchase on a long leasehold basis. There are 875 years remaining on the lease and there is a ground rent of £175 per annum.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Julien Kenny-Levick

M: 07712 537 590

E: jkl@roger-hannah.co.uk

Date of Preparation

21st August 2024