



TO LET
MAY SELL

Warehouse/Manufacturing Unit
148,000 sq.ft (13,749.6 sq.m)

Independant Office Block **10,000 sq.ft** (929 sq.m)

Unit A Waterside Industrial Estate, Hadfield, Glossop. SK13 1BP

- Self-contained former manufacturing unit
- 4.5 metre eaves height
- Ancillary office available
- Generous yard areas

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Unit A Waterside Industrial Estate, Hadfield, Glossop. SK13 1BP

Areas (Approx. Gross Internal)		
Warehouse	148,000 sq.ft	(13,749.6 sq.m)
(inc Office & Ancillary)	10,000 sq.ft	(929 sq.m)
TOTAL	158,000 sq.ft	(14,678.6 sq.m)

Description

- Former steel truss frame manufacturing unit with interlinked brick-built bays
- Low bay design with 4.5m eaves and translucent roof lights
- Features: concrete floor, strip lighting, heating, dock and level access loading
- External: large circulation space, HGV parking, fenced site with gated access
- Office/amenity block: brick-built with cellular and open-plan offices, works canteen
- Dedicated large car park with generous yard areas

Rent/Price

On application

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

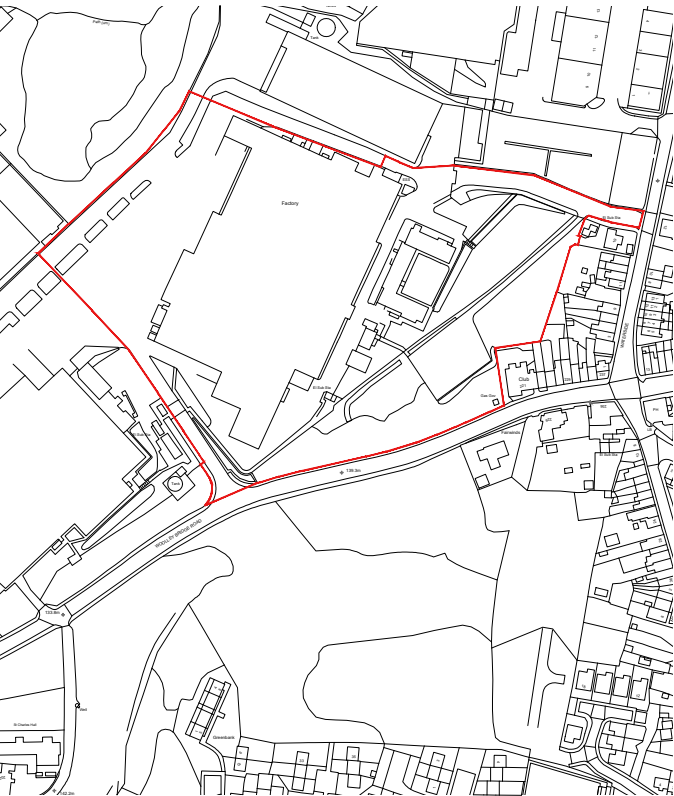
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - SK13 1BP

Glossop is a market town in High Peak, Derbyshire, known as the gateway to the Peak District. It sits near the borders of Cheshire, Greater Manchester, South Yorkshire and West Yorkshire, with a population of around 36,000. The surrounding towns of Ashton-Under-Lyne, Stalybridge, Dukinfield and Hyde add a combined catchment of over 120,000 within an eight-mile radius.

The site is located just off Woolley Bridge Road, offering access to the A57 and junction 4 of the M67, approximately two miles west. The A57 connects East Manchester to Sheffield via the Woodhead Pass, while the M67 links to the M60 for wider regional access. Manchester City Centre is 12 miles away, Sheffield 30 miles, and Manchester Airport 16 miles. A regular train service runs every 20 minutes at peak times, providing direct links to Manchester Piccadilly in 30 minutes.



Viewing

Strictly via prior appointment with the appointed agent

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