

**TO LET**



## **WAREHOUSE UNIT**

### **182.73m<sup>2</sup> (1,967 SQ FT)**

**Unit 14 Hendham Vale Industrial Park**  
**Vale Park Way**  
**Crumpsall**  
**Manchester M8 0AD**

- Secure Industrial Estate
- Manned entrance and CCTV
- Ample car parking
- 24 hour access

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

Hendham Vale Industrial Park is situated on the south side of Vale Park Way just off Hazelbottom Road in Crumpsall, Manchester. Cheetham Hill Road (A665) is less than 1 mile to the west which provides easy access to Junction 19 of the M60 Motorway approx. 3 miles to the north and into Manchester City Centre approx. 2 miles to the south.

## DESCRIPTION

The property comprises a detached warehouse unit of brick built construction beneath a pitched asbestos sheet covered roof. It was previously occupied by a Carttitude, a car body workshop. There is a roller shutter loading door access to the side of the unit which is approx 3m in height. There is a small office and WC/kitchen facilities to the front which can be accessed via a personnel door. The unit benefits from sodium lighting.

## ACCOMMODATION

As measured on a gross internal basis the area of the unit is as follows:

182.73m<sup>2</sup> (1,967 sq ft)

## LEASE

The property is available by way of a new fully repairing and insuring lease for **£19,670 per annum (£10 per sq/ft)**.

## SERVICE CHARGE/BUILDING INSURANCE

A service charge will be levied for the common areas of the estate. Building insurance is also payable on a fair proportion basis.

## BUSINESS RATES

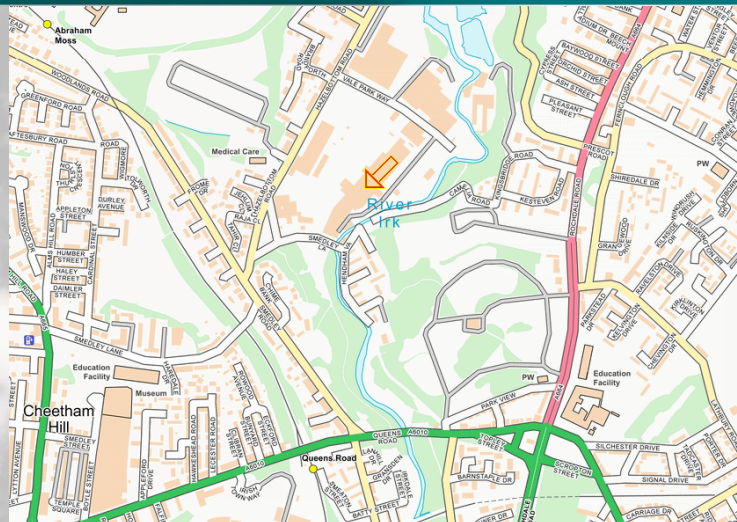
The property has a Rateable Value of £9,900 as of April 2023. Please note that small businesses may qualify for small business rates relief.

## EPC

The unit has an EPC rating of E. A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.



## VIEWING

By appointment with the joint agents:

**WT Gunson**  
Neale Sayle  
[Neale.sayle@wtgunson.co.uk](mailto:Neale.sayle@wtgunson.co.uk)

**Josh Hill**  
[Josh.hill@wtgunson.co.uk](mailto:Josh.hill@wtgunson.co.uk)  
0161 833 9797

**Fisher German**  
David Newman  
[David.newman@fishergerman.co.uk](mailto:David.newman@fishergerman.co.uk)

**Marcus Baumber**  
[Marcus.baumber@fishergerman.co.uk](mailto:Marcus.baumber@fishergerman.co.uk)  
0161 839 5515



Date of Preparation: March 2024