

## 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



#### 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**

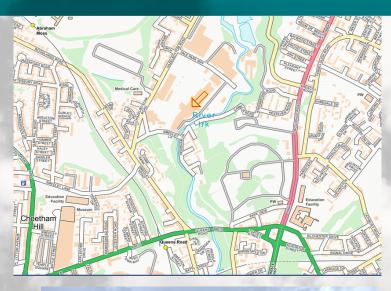
The property has a Rateable Value of £9,900 as of April 2023. Please note that small businesses may qualify for small business rates relief.

#### 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 <u>Neale.sayle@wtgunson.co.uk</u>

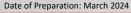
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