

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Modern Industrial/Warehouse**

Unit 10 Graphite Way, Hadfield,
Glossop SK13 1QH

CONTACT **Adam Cleator**
07876 637252 | adam.cleator@rapleys.com

Colin Steele
07860 749034 | colin.steele@rapleys.com



1,930.44 sq m (20,779 sq ft)

40 parking spaces

Two level loading doors

Secured gated site

Ease of access to A57 and A628

8 metre eaves height

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Location

The property is located in Hadfield, Derbyshire. Access is off Graphite Way which is approximately 1.1 miles to the junction of the A57 and A628. The A57 gives direct access to J4 of the M67 motorway.

Description

The property comprises a warehouse of steel portal frame construction with clad elevations and insulated clad roof with built in translucent light panels. The building benefits from a minimum eaves height of 8 metres. To the front are two level access electric up and over doors covered by a canopy of 3x12m and serviced by a central communal yard. The property benefits from a glazed reception/entrance to one corner of the building. There are 40 car parking spaces.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse	1,930.44	20,779

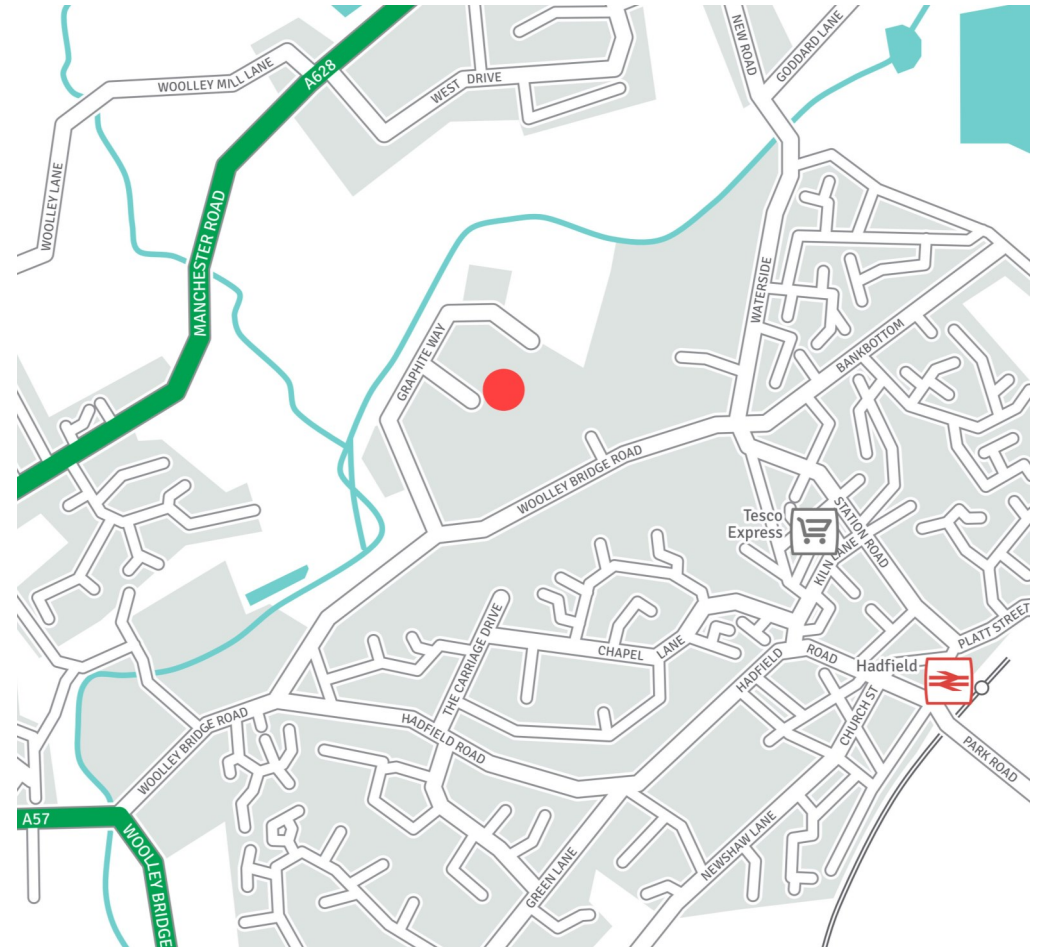
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

Available by way of sub-lease or assignment expiring October 2023. The passing rent £99,000 per annum.



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Rating

We have not been able to identify this entry in the Rating List. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment only.

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