

TO LET

UNIT 15 HENDHAM VALE INDUSTRIAL PARK, VALE PARK WAY, CRUMPSALL, GREATER MANCHESTER,



7,000 Sq Ft (650.30 Sq M)

INDUSTRIAL UNIT

- **PRIME INDUSTRIAL LOCATION**
- **FULLY SECURED SITE**



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SITUATION

Hendham Vale Industrial Park is situated on Vale Park Way which is just off Hazel Bottom Road in Crumpsall. Hazel Bottom Road links onto Woodlands Road and onto the A6010 which forms the inner ring road around the City Centre. The closest motorway junction is J10, M60 which is approximately 10 minutes distance.

DESCRIPTION

Premises comprise of a refurbished industrial / warehouse unit with a concrete floor with a profile steel clad roof with double skin Filon roof lights. The main area has a steel truss roof with the remaining section being steel framed. Access is via two roller shutter doors measuring 4m x 3.5m wide and 3.4m x 3.8m.

The unit has ground and first floor offices and potential light assembly areas / storage at ground and at first floor level. Height under the roof trusses is 4.7m.

ACCOMMODATION

	Sq. ft	Sq. m
Total Area	7,000	650.30

(Measurements to be confirmed)

RENT

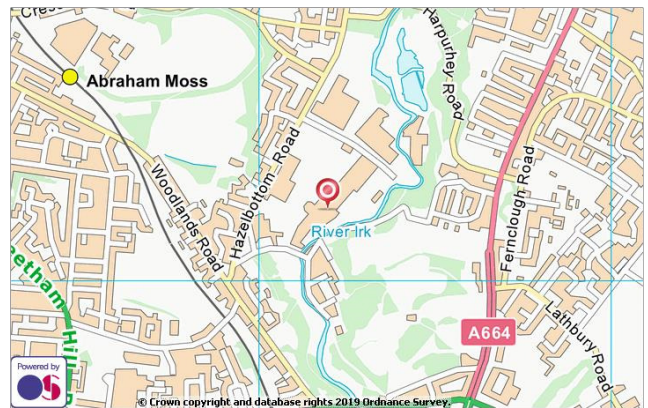
£30,000 plus VAT per annum

SERVICE CHARGE

£4,758 plus VAT per annum

BUILDINGS INSURANCE

£2,960 plus VAT per annum (one off payment)



SERVICES

We understand all mains services are installed including gas and there is a small goods lift feeding the first floor storage / production area. None of the services have been tested.

TENURE

Premises are available by way of a full repairing and insuring lease for a term to be agreed.

EPC

An EPC can be made available on request.

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

Rents quoted are exclusive of but will be liable to VAT.

VIEWING

Strictly by appointment with the sole agents,

NOLAN REDSHAW.

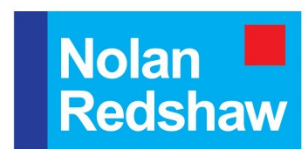
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