

TO LET

3,128 – 8,044 sq ft (290.60 – 747.31 sq m)

- Established industrial location
- 3 miles from Manchester City Centre
- Fully secured site



Industrial / Warehouse Units

Hendham Vale Industrial Estate

Vale Park Way, Crumpsall
Manchester, M8 0AD



LOCATION

Hendham Vale Industrial Park is a well established industrial location. It is situated in the heart of Crumpsall on Vale Park Way which is just off Hazelbottom Road.

Hazelbottom Road links onto Woodlands Road / Smedley Road which in turn connects to the A6010 forming part of the Manchester City Inner Ring Road.

Manchester City Centre is approximately 2.5 miles to the south with access to the national motorway network being provided via Junction 22 of the M60 Orbital Motorway which is located approximately 5 miles to the east.

DESCRIPTION

Secure industrial units of varying construction types, providing warehouse/factory and storage space with shared parking.

SERVICES

All mains services are available.

Electricity is sub metered for all units and is invoiced monthly. Water rates are invoiced by the authorities to each individual unit and are payable direct.

BUSINESS RATES

All business rates are payable to Bury Council if applicable. We advise interested parties to make their own enquiries of the Local Authority.

TERMS

Units are available on a leasehold basis.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

CURRENT AVAILABILITY

	Sq ft	Sq m
Unit 6	3,128	290.64
Unit 9	8,044	747.31

UNIT 6 SPECIFICATION

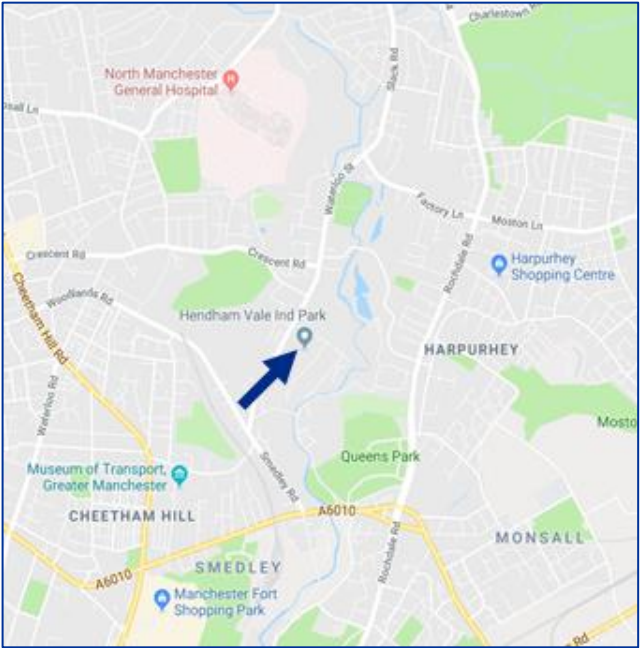
- Warehouse with offices, kitchen and bathroom
- Parking and loading in front of the unit
- Rent £17,000 pa plus VAT
- Service Charge - Approx. £200 pcm plus VAT
- Buildings Insurance - Currently £1400 pa plus VAT

UNIT 9 SPECIFICATION

- Warehouse with kitchen and bathroom
- Clean and dry warehouse – old style building
- Rent £27,000 pa plus VAT
- Service Charge - Approx. £500 pcm plus VAT
- Buildings Insurance - Currently £4350 pa plus VAT

VIEWING & OTHER ENQUIRIES

For further information please contact Davies Harrison Real Estate - 0161 236 9999



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