

**fisher
german**

Unit 7 Hendham Vale Industrial Park

Vale Park Way, Crumpsall, Manchester, M8

Leasehold
Industrial Warehouse Unit

6,322 Sq Ft (587 Sq M)



To Let | £31,610 Per Annum



Key information



Rent
£31,610
per annum



Service Charge
£0.47 per sq ft



Rates Payable
£10,853
per annum



EPC
Band: D

Description

A traditionally built industrial / warehouse unit providing open plan accommodation with ample parking situated on a secure industrial estate with 24 hour access.

The unit comprises open warehouse space with an eaves height of 5.25m and full-height electric shutter door.

A small office is located to the front with electric panel heaters together with toilet and kitchen facilities to the rear.

There is ample car parking/loading to the front of the unit.

Amenities



Eaves Height
5.25m



Secure
Estate



Power



24/7 Access



Electric Roller
Shutter Doors



Parking

Further information

Rent

£31,610 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The current Rates Payable are £10,853 per annum.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is Band D.

Service Charge

A service charge is payable in respect of the upkeep of the common parts and is currently set at £0.47 per sq ft.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Contact us



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