

FOR SALE

**WAREHOUSE & OFFICES
WITH PARKING
15,489 sq ft (1,440 m²)**



**UNIT 10
BINGSWOOD INDUSTRIAL ESTATE
WHALEY BRIDGE, HIGH PEAK**

LOCATION:

The premises are located on Bingswood Industrial Estate which is on the northern outskirts of Whaley Bridge town centre and is approached via the A5004 Buxton Road, which links Whaley Bridge to the main A6 route. Bingswood is a popular industrial estate with a number of units sub-divided from the original mill to form industrial warehouse and office units.

Whaley Bridge lies on the edge of the Peak District between Manchester (17 miles to the north-west) and Buxton (six miles to the south).

DESCRIPTION: The subject unit comprises a self-contained warehouse unit with offices, on an established industrial estate. The front portion provides high quality office space which is predominantly open-plan and includes a reception area. To the rear there is warehouse accommodation with access via a shared loading bay. At present part of the warehouse space is two storey, but the first floor could be removed to provide higher single storey warehouse accommodation. To the front of the premises is parking for approximately 20 vehicles.

FLOOR AREAS:

Front Unit (including offices & single storey warehouse accommodation)

673 m² (7,243 sq ft)

Rear Unit (two storey warehouse accommodation)

Ground Floor 461 m² (4,956 sq ft)

Second Floor 306 m² (3,290 sq ft)

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Total: 1,440 m² (15,489 sq ft)

TERMS: The premises are available by way of a freehold disposal

PURCHASE

PRICE: £450,000 exclusive

RATING: Rateable Value £30,000
Approximate Rates payable 2007/08 £13,213
Rating Authority: High Peak Borough Council

LEGAL COSTS: Each party will be responsible for their own legal costs.

VAT: All prices, rentals and outgoings are exclusive of, but may be liable to, VAT.

VIEWING: Strictly by appointment with the sole agents.

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