

# TO LET

## WAREHOUSE / WORKSHOP WITH PARKING

1,631 sq ft – 13,697 sq ft



### HYDE BANK ROAD NEW MILLS, HIGH PEAK

#### LOCATION

The premises are located on Hyde Bank Road which is approximately half a mile away from New Mills town centre and a similar distance from the main bus, railway stations and the main A6 road which affords access to Buxton (12 miles) and Stockport (10 miles).

**DESCRIPTION:** The premises can be let as a whole or split into individual units, construction is brick built with steel over clad, the property is covered with a profile steel roof with steel truces and high eaves. The units offer easy access and more than ample parking for clients and employees. The property also offers a crane capable of lifting approximately two tones.

#### **APPROXIMATE FLOOR AREAS**

Bay 1	371.33m <sup>2</sup>	(3,997 square feet)
Bay 2	681.82m <sup>2</sup>	(7,339 square feet)
Bay 3	151.52m <sup>2</sup>	(1,631 square feet)

---

**TERMS** The premises are available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

**PRICE** **£5.00 per sq ft PAX**

#### **RATES**

**LEGAL COSTS** Each party is to 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:

**HALLAMS COMMERCIAL**  
**01625 262222**