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FOR SALE or TO LET

Two Industrial Warehouse Units and Two Office Suites. For Sale or To Let as a whole or can be split.



1310m² (14,109 sq ft)

Rockhead House, Staden Lane, Buxton, SK17 9RZ

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LOCATION

The premises are located on Staden Lane, just off the (A515) which forms the main arterial route between Buxton and Ashbourne. The building is a five minute drive from the centre of Buxton, where the usual town centre amenities are readily available.

Buxton lies between Macclesfield (12.5 miles) and Chesterfield (24 miles) with the M1 motorway 45 minutes away and the A6 providing access to Manchester city centre in under one hour.

DESCRIPTION

Office Suite 1 comprises of four office areas, a kitchen and male and female WCs. This unit benefits from a suspended ceiling, electric heaters and has a carpeted floor. Office Suite 2 consists of two office spaces, a kitchen, male and female WCs and a reception area.

Warehouse 1 features a steel roller shutter door to the loading bay. This unit also has separate pedestrian access into the warehouse area from the outside the building. Warehouse 2 features a steel roller shutter door which provides access to the interior of the warehouse. To the rear of the warehouses is a communal area with male and female WCs and additional areas that could be used as office space.

FLOOR AREAS

Office Suite 1	101.82m2 (1,096 sq ft)
Office Suite 2	86.96m2 (936 sq ft)
Total Office Area	188.78m2 (4,637 sq ft)
Warehouse 1	487.00m2 (5,242 sq ft)
Warehouse 2	392.98m2 (4,230 sq ft)
Total Warehouse Area	879.98m2 (9472 sq ft)
Area to Rear of Warehouses	242.01m2 (2,605 sq ft)
Total Area	1310.77m2 (14109 sq ft)

TERMS

The premises are available by way of a new lease for a term of years to be negotiated. Alternatively, offers for the freehold interest will be considered.

Freehold Offers over	£600,000
Office and Warehouse rent	£5 per sq ft

RATES

Rateable Value	£39,500
Approximate Rates payable 2010/11	£16,350



Local Authority: High Peak Borough Council

LEGAL COSTS

Each party is to be responsible for their own legal costs

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with sole agents



HALLAMS
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