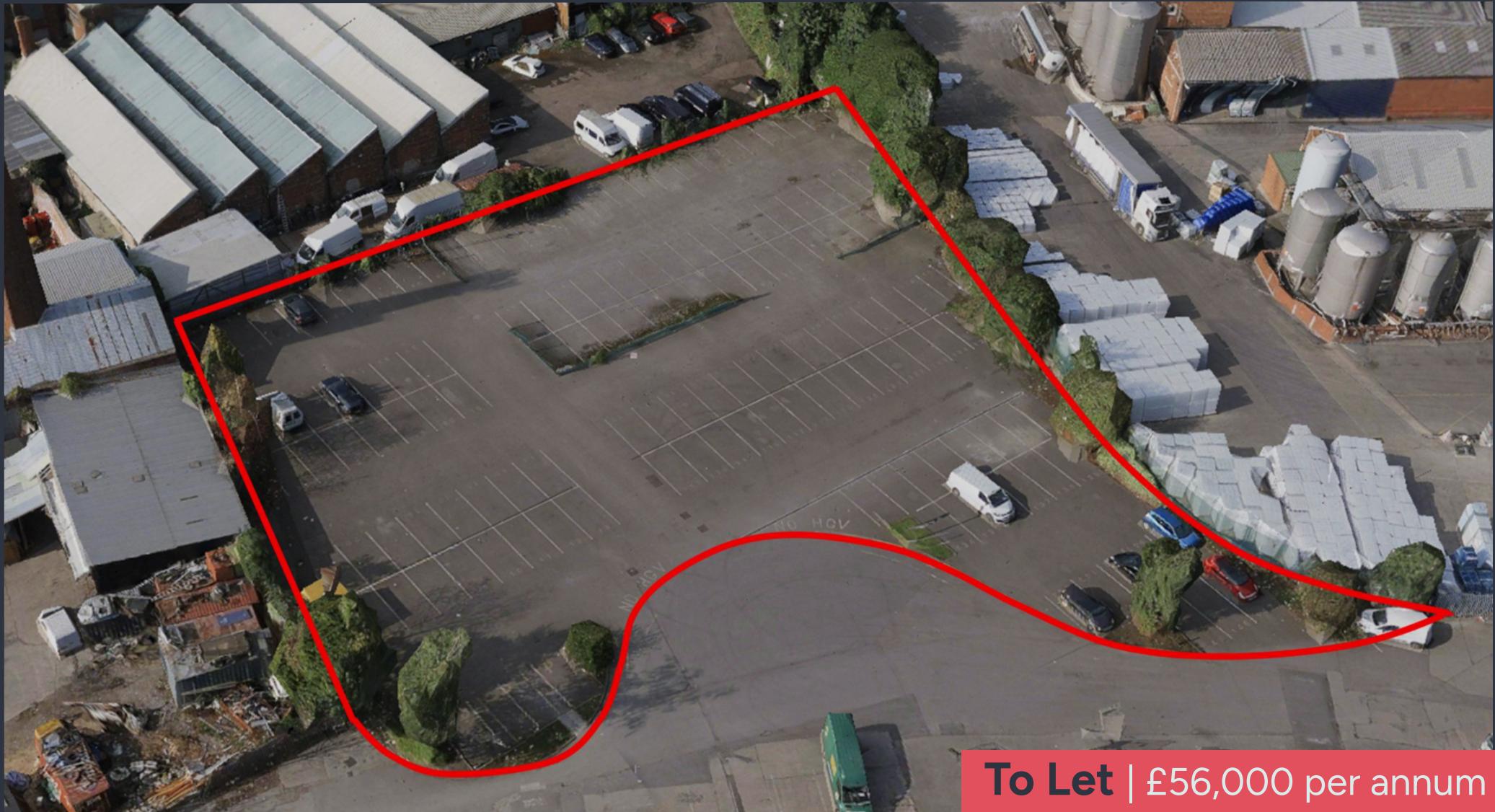


# Yard at Hendham Vale Industrial Park

Vale Park Way, Crumpsall, Manchester, M8 0AD

Leasehold  
Land

0.8 Acres



**To Let** | £56,000 per annum



## Key information



**Price**  
£56,000  
per annum



**Rateable Value**  
£TBC

## Description

The site comprises 0.8 acres hard surfaced open storage space. The plot does not have any existing services such as electric, water and drainage. The property is located within a secure site Industrial estate.

## Amenities



Secure Site



Open Storage  
Land



24/7 Access

## Location

The property is located in the lower Crumpsall area in North Manchester approximately two miles from the city centre.

Situated on the established Hendham Vale Industrial Park, close to Cheetham Hill and with good access to the M60 motorway.

Address: Hendham Vale Industrial Park, Manchester, M8 0AD

What3words: [///race.laying.hosts](https://what3words.com/race.laying.hosts)

## Locations

M60 Motorway: 2.5 miles

**Manchester City Centre:** 2 miles

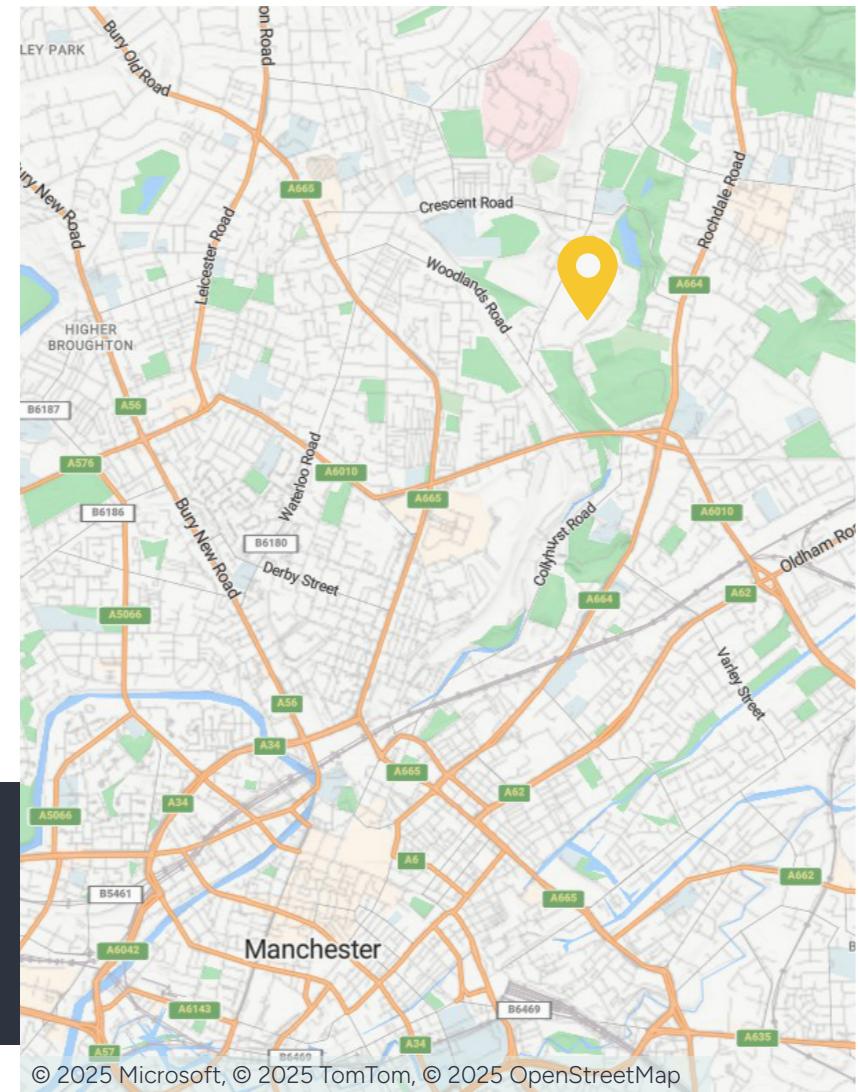
Oldham: 3.5 miles

### Nearest station

Queens Road Tram Stop: 0.5 miles

### Nearest airport

Manchester Airport: 12 miles



## Further information

### Rent

£56,000 per annum.

### Tenure

Leasehold.

### Lease Terms

Let by way of a sublease for a period expiring  
31/05/2027

### Business Rates

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

### 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.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Anti Money Laundering

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

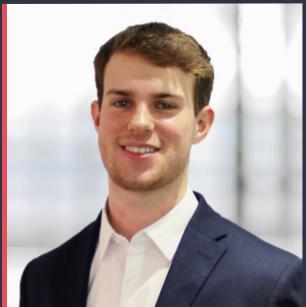
### VAT

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 joint agents Fisher German LLP and WT Gunson.

# Contact us



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Particulars dated November 2025. Photographs dated November 2025.