

MBRE

INDUSTRIAL TO LET & FOR SALE



Unit 4

Brookfield Ind. Estate
Peakdale Road
Glossop, SK13 6LQ

**6,620
SQ.FT**

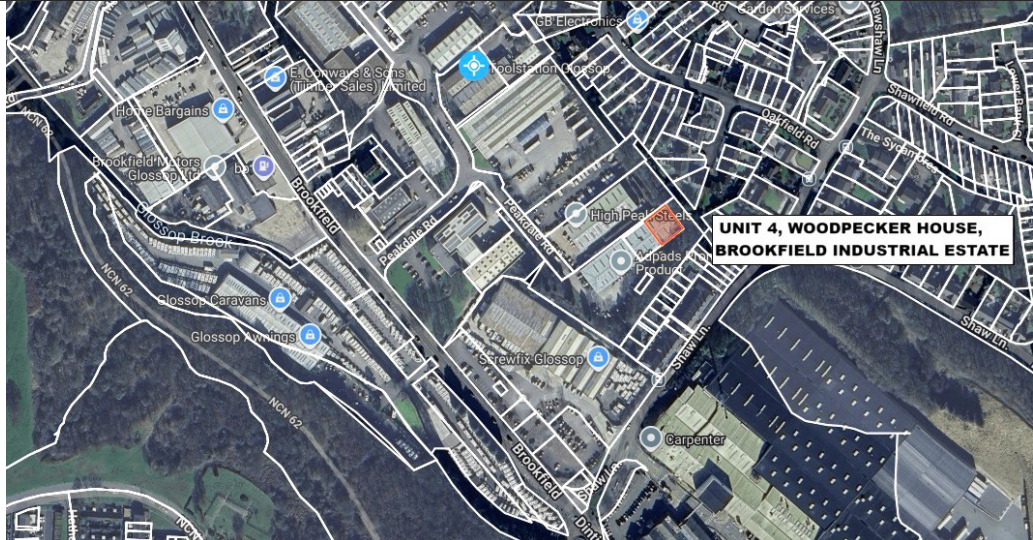


- Fully refurbished Industrial premises
- GF: 4,155 Sq.ft overall/FF Mezz: 2,465 Sq.ft
- Refurbished to a high standard throughout
- Full height security roller shutter: 12' x 11'3"
- Mezzanine includes offices and stores
- GF includes reception, offices, toilets, kitchen
- Parking for 5 vehicles and full loading access
- Freehold available or available to let

Location

The property is located within an enclosed industrial terrace off Peakdale Road which forms part of Brookfield Industrial Estate. The property is located a short drive to the centre of Glossop and the M67.

- Glossop: 2 miles
- M67: 2.5 miles.
- Stockport: 12 miles.



Description/Accommodation

The property has been fully refurbished and provides commercial industrial warehouse accommodation over ground and mezzanine floors and comprises a mix of open plan warehouse space, private offices, store rooms, kitchen, toilets and reception area. Externally there is parking for 5 cars.

Ground floor overall: 4,155 Sq.ft - 66'9" x 62'3" overall comprising:-

Entrance foyer: 74 Sq.ft - 5'4" x 13'4".

Reception: 60 Sq.ft - 9'8" x 5'4" plus 2'4" x 3'4".

Break out: 295 Sq.ft - 21'7" x 9'11" plus 6'9" x 11'11".

Kitchen: 57 Sq.ft - 8'4" x 6'9".

Staff washroom: 137 Sq.ft - 8'1" x 17'0".

First floor mezzanine: 1,920 Sq.ft - 46'6" x 43'3" less 6'11" x 13'5".

First floor office: 310 Sq.ft - 15'2" x 20'4".

Store: 123 Sq.ft - 11'3" x 10'10".

Corridors: 117 Sq.ft overall.

Height under Mezz: 8'4".

Main roller shutter: 11'4" (w) x 12" (h).

Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with High Peak Council - 0345 129 7777.

Terms/Tenure

Available on an FRI Lease for a minimum 5 year term.

Freehold - Title Number: DY229505.

Rent/Price

£40,000 per annum exclusive.

£500,000 Subject to Contract.

VAT

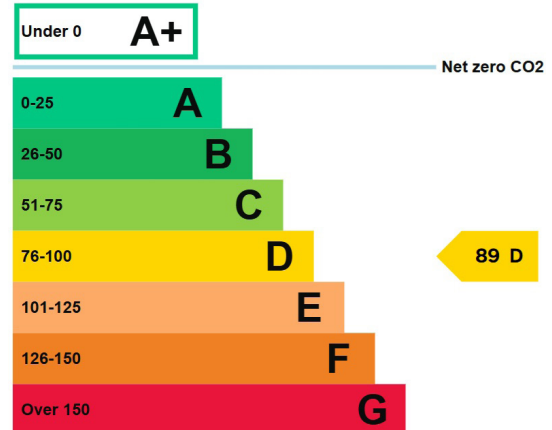
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. AUGUST 2025.