



## Unit 2

High Peak Business Park  
Chinley  
High Peak, SK23 6FJ

**5,470  
SQ.FT**



- High quality two storey office premises
- Finished to a high standard throughout
- Providing a mix of open plan & private offices
- Passenger lift between ground & first floors
- Lease assignment/New Lease potential
- Office benefits from 35 car parking spaces
- Rent £65,500 pax until 31st December 2029
- RV: £44,500 - £22,579.75 payable rates

## Location

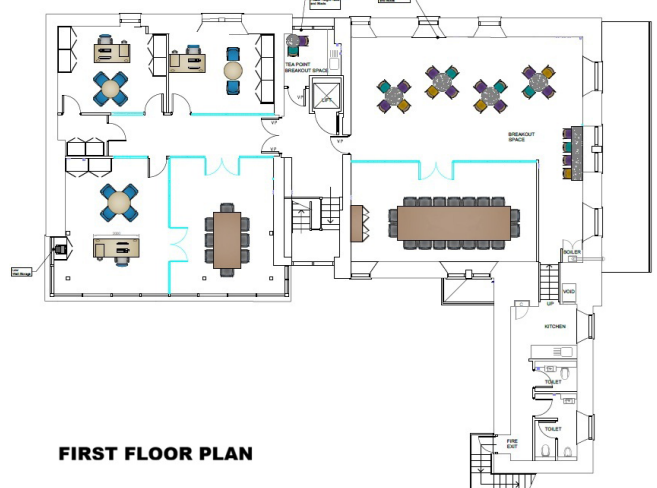
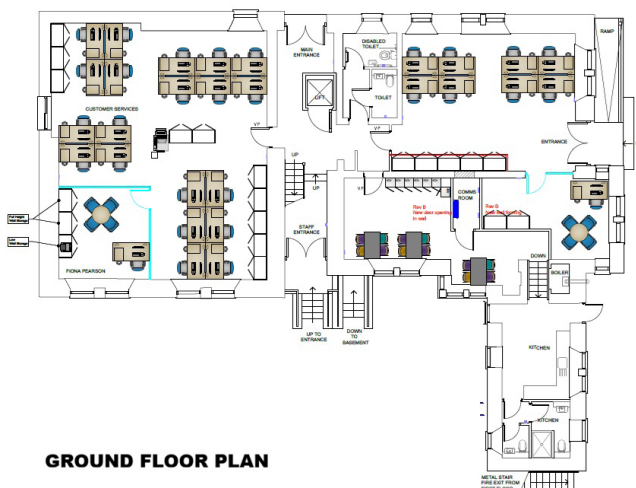
The property is located at High Peak Business Park accessed off Hayfield Road and is located a short drive from Buxton Road (A6) and is located a short drive to the centres of Buxton, Glossop and New Mills.

- Buxton: 7 miles.
- Glossop: 8 miles.
- New Mills: 6.5 miles.



## Description/Accommodation

The property provides a self contained two storey office premises of traditional construction with stone work elevations under a pitched roof and benefits from 35 car parking spaces, internal pedestrian lift, open plan and private offices along with kitchen and toilet facilities. Fixtures and fittings available as part of the deal.



## Rateable Value

Rateable value: £44,500.

Payable Business Rates of £22,579.75.

Small Business Rates Multiplier 2026/27: 49.9p.

Interested parties are advised to make their own enquiries with High Peak Council - 0300 456 0625.

## Terms

Lease assignment expiring 29/12/29 subject to a rent of £65,500 pax. The LL may agree to grant a new Lease.

## Rent

£65,500 per annum exclusive.

No further rent reviews within existing Lease agreement.

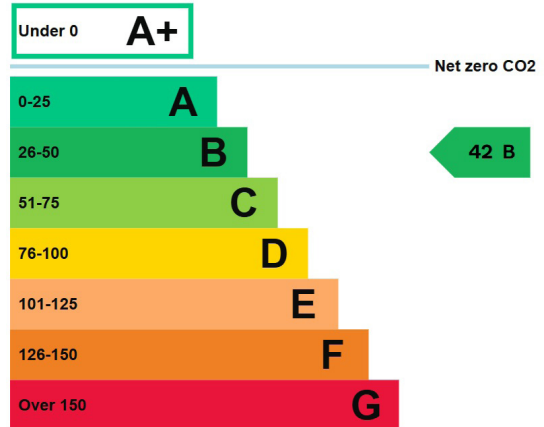
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Estate Charge

The Landlord may levy an Estate 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. Three phase electricity up to 20kVa.

## Building Insurance

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

## Legal Costs

Legal costs to be agreed.

### 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. MAY 2026.