

**fisher  
german**

# Unit 14 Hendham Vale Industrial Park

Vale Park Way, Crumpsall, Manchester, M8 0AD

Leasehold  
Industrial / Warehouse

1,930 sq ft (179.3 sq m)



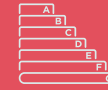
**To Let | £19,300 pax**



## Key information



**Price**  
£19,300 pax



**EPC rating**  
E



**Rateable value**  
£9,500 per annum



**Service Charge**  
£0.58 per sq ft

## Unit 14 Hendham Vale

A brick built industrial unit providing open plan warehouse / workshop space that is partly divided, together with two separate offices, storerooms, kitchen and toilet facilities.

There is ample car parking on the estate with loading access to the front of the unit.

## Amenities



Electric Roller  
Shutter Door



Secure  
Estate



Power



24/7 Access



Parking



M60 Nearby



## 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: [Unit 14 Hendham Vale Industrial Park, Manchester, M8 0AD](#)

What3words: [:///hero.dart.baking](#)

### Locations

M60 Motorway: 2.5 miles

Manchester City Centre: 2 miles

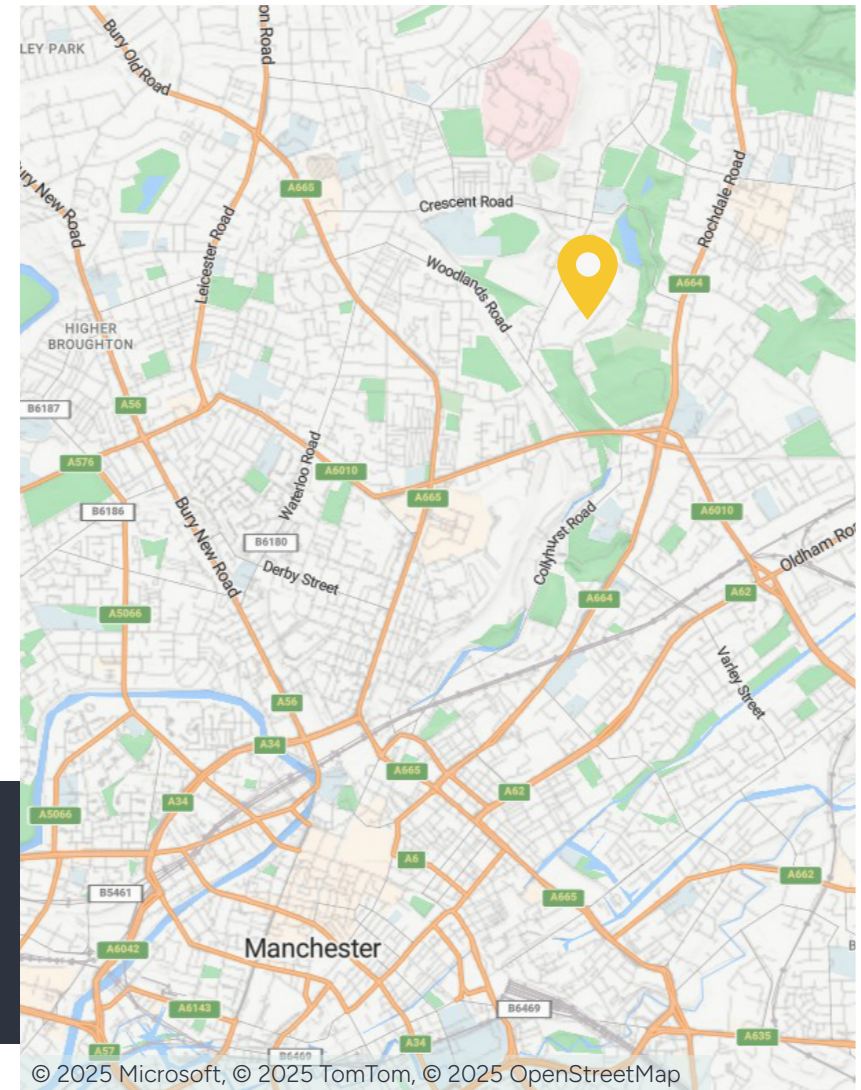
Oldham: 3.5 miles

### Nearest station

Queens Road Tram Stop: 0.5 miles

### Nearest airport

Manchester Airport: 12 miles



## Further information

### Rent

£19,300 per annum exclusive of VAT, business rates, service charge and buildings insurance

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let by way of a new full repairing and insuring lease on terms to be agreed.

### Business Rates

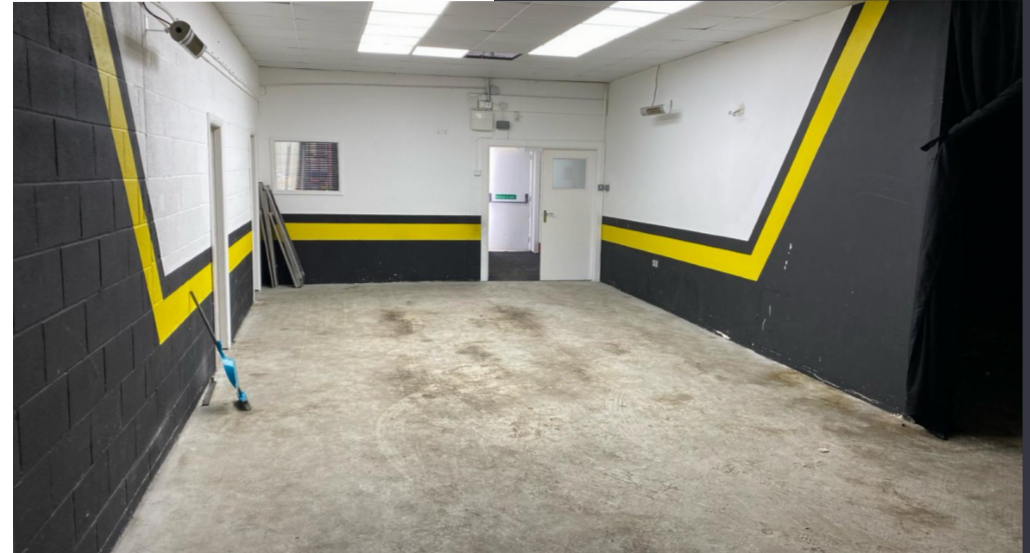
The property has a Rateable Value of £9,500. Occupiers will be responsible for paying Business Rates direct to the local authority.

### 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.



## Further information

### 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.

### EPC

The property has an EPC Rating of E. A report is available on request.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts and is currently set at £0.58 per sq ft.

### 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 sole agents.



## Contact us



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Particulars dated April 2026. Photographs dated February 2024.



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