

**fisher  
german**

# Unit 11 Hendham Vale Industrial Park

Vale Park Way, Crumpsall, Manchester, M8 0AD

Leasehold  
Office / Storage Space

8,471 Sq Ft (786.98 Sq M)



**To Let** | £ On Application



## Key information



**Rent**  
On Application



**Service Charge**  
£0.58 per sq ft



**Rateable Value**  
£TBC



**EPC Rating**  
C (57)

## Unit 11 Hendham Vale Industrial Estate

The property comprises office accommodation situated on the first floor within an industrial complex.

Internally, the property provides 'fully fitted and furnished' open plan office accommodation with approximately 105 workstations. The accommodation also provides two private offices, a large meeting room, kitchen/canteen area and male/female/accessible WCs along with a shower.

The accommodation is of a basic specification and condition, benefiting from raised floors, suspended ceilings and comfort heating/cooling.

Externally, there is ample car parking provision.



## Amenities



Air  
Conditioning



Raised Floors



Secure  
Access



Showers



Car Parking



Meeting  
Rooms



## 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 11 Hendham Vale Industrial Park, Manchester, M8 0AD

What3words: [///push.action.cans](https://www.what3words.com/?w3=push.action.cans)

### Locations

M60 Motorway: 2.5 miles

Manchester City Centre: 2 miles

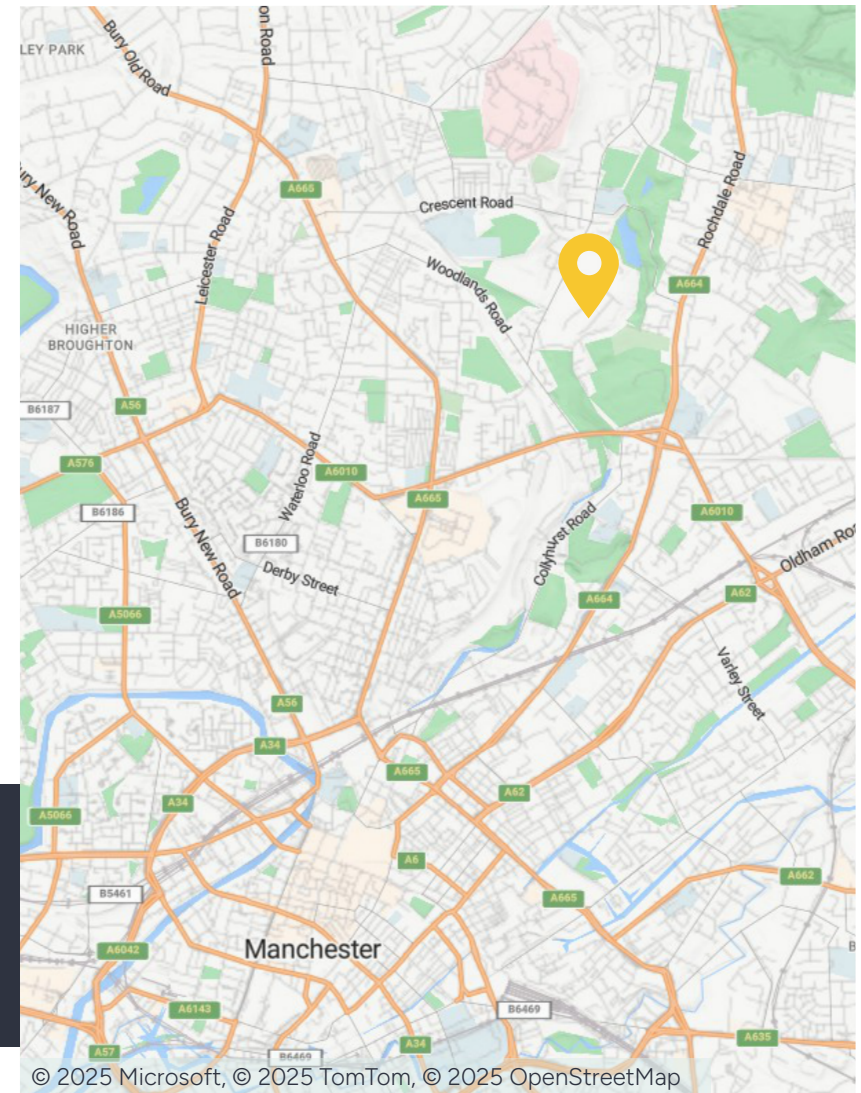
Oldham: 5 miles

### Nearest station

Queens Road: 0.5 miles

### Nearest airport

Manchester Airport: 12 miles



## Further information

### Rent

On application.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let by way of a sublease for a period expiring 31/05/2027 or on a new lease on terms to be agreed.

### Business Rates

The property is to be reassessed for Business Rates purposes. 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 EPC rating is C (57).

### Service Charge

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

### 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.

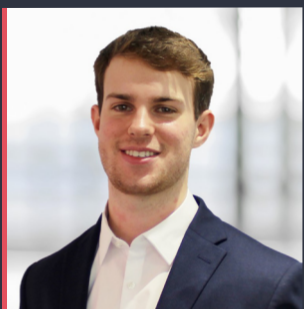
### Viewings

Strictly by prior arrangement.





## Contact us



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Particulars dated January 2026. Photographs dated May 2024.



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