



Unit A

Waterside, Hadfield, Glossop, SK13 1BP

Detached industrial warehouse complex

159,998 sq ft

(14,864.30 sq m)

Approx. 8 Acres

- Self-contained former manufacturing unit
- 4.5 metre eaves height
- Ancillary office available
- Steel truss roof
- Translucent roof lights
- Concrete floor
- Strip lighting
- Heated
- Dock and level access loading

Unit A, Waterside, Hadfield, Glossop, SK13 1BP

Summary

Available Size	22,848 to 159,998 sq ft
EPC Rating	Upon enquiry

Description

Unit A is a former manufacturing unit of steel truss frame construction comprising a series of interlinked brick built bays. The building is low bay with 4.5 metre eaves benefitting from translucent roof lights, concrete floor, strip lighting, heating and both dock and level access loading.

Externally the site benefits from large circulation space with HGV parking, fenced site with a gated access point.

The office and amenity facility is brick built with a series of cellular and open plan offices, works canteen and a large dedicated car park.

Location

Waterside is situated approximately 1 mile north from Hadfield town centre near Glossop.

Glossop is a market town in High Peak, Derbyshire which is well recognised as the gateway to the Peak District, being close to Derbyshire's border with Cheshire, Greater Manchester, South Yorkshire and West Yorkshire. Glossop has a population of 36,000 people, however, the nearby towns of Ashton-Under-Lyne, Stalybridge, Dukinfield and Hyde provide a combined catchment of over 120,000 in only 8 miles.

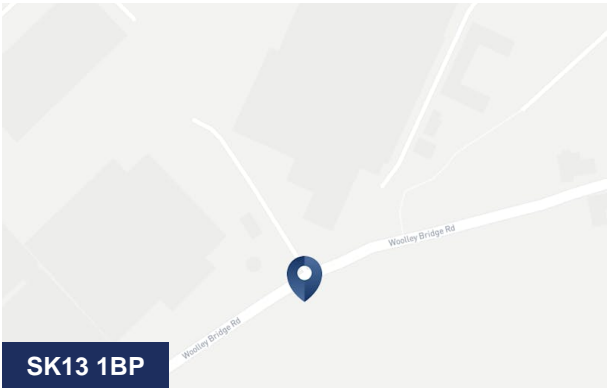
Situated just off Woolley Bridge Road the site provides access to the A57 which in turn links to junction 4 of the M67 which lies approximately 2 miles to the west. The A57 provides the principal access road the traffic from East Manchester to Sheffield over the Wood Head pass. The M67 links to the M60 at Junction 24 Denton, which provides access to the wider Greater Manchester area and regional motorway network.

Manchester City Centre lies approximately 12 miles to the east, with Sheffield City Centre 30 miles to the west. Manchester Airport is situated approximately 16 miles to the south west of the property. A regular train service, every 20 minutes (peak), provides direct links to Manchester Piccadilly station in 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit A	137,150	12,741.65	Available
Unit - Office/Amenity Block	22,848	2,122.65	Available
Total	159,998	14,864.30	



Viewing & Further Information

Jack Weatherilt

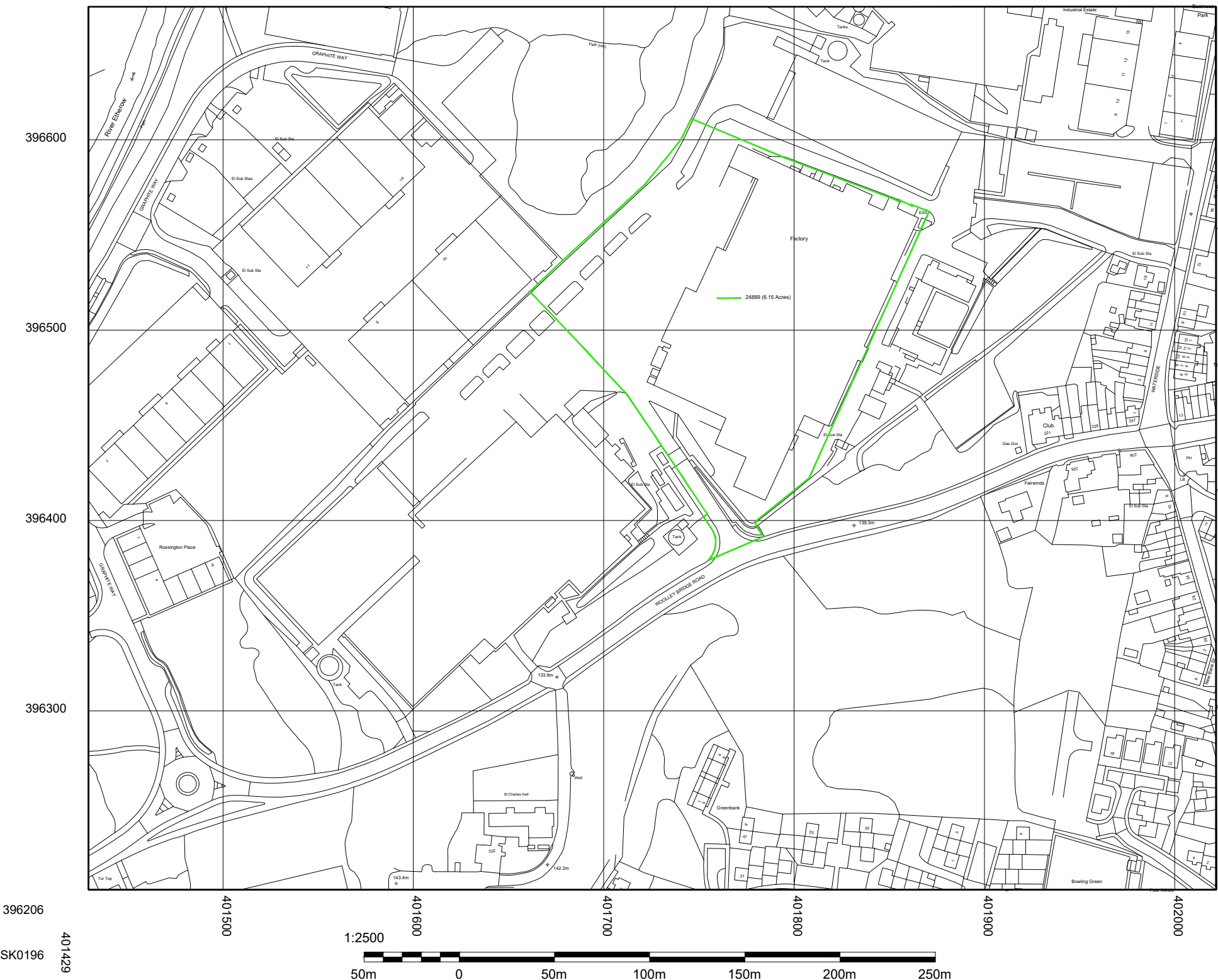
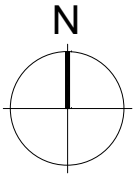
07920 468 487
jack.weatherilt@dtre.com

Matt Styles

07701 275 588 / 07701 275 588
matt.styles@dtre.com

Robert Kos

07709 846 930
rob.kos@dtre.com



Client
EVOLVE

Project
Waterside

Drawing Title
PLAN 5

Drawn	Checked	Paper Size	Scale	Date
PL	PL	A4	1:2500	NOV 2025
Project No.	Drawing No.		Revision	
25 - 946	AFL 5		C	



Philip Lambert Architecture Ltd.
King Edward House, 154 Clifton Drive South,
Lytham St Annes, FY8 1HG
Tel. 07811118904