

**fisher
german**

Unit 12 Hendham Vale Industrial Park

Vale Park Way, Crumpsall, Manchester, M8 0AD

Leasehold
Industrial / Warehouse

8,453 sq ft (785.31 sq m)



To Let | £6.00 Per Sq Ft



Key information



Rent
£6.00 per sq ft



Rates Payable
Est. £1.92 per sq ft



Service Charge
£0.47 per sq ft

Description

A traditionally built industrial unit providing open plan warehousing accommodation with internal ancillary office space along with kitchen and toilet facilities. The unit benefits from an eaves height of 4.8m and full-height electric shutter door. There is ample car parking/loading to the front of the unit. The unit is situated on a secure industrial estate with 24 hour access



Amenities



24/7 Access



Electric Roller
Shutter Door



Secure
Estate



Parking



Eaves Height
4.8m

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 12 Hendham Vale Industrial Park, Manchester, M8 0AD](#)

What3words: [///pigs.spray.wisley](#)

Locations

M60 Motorway: 2.5 miles

Manchester City Centre: 2 miles

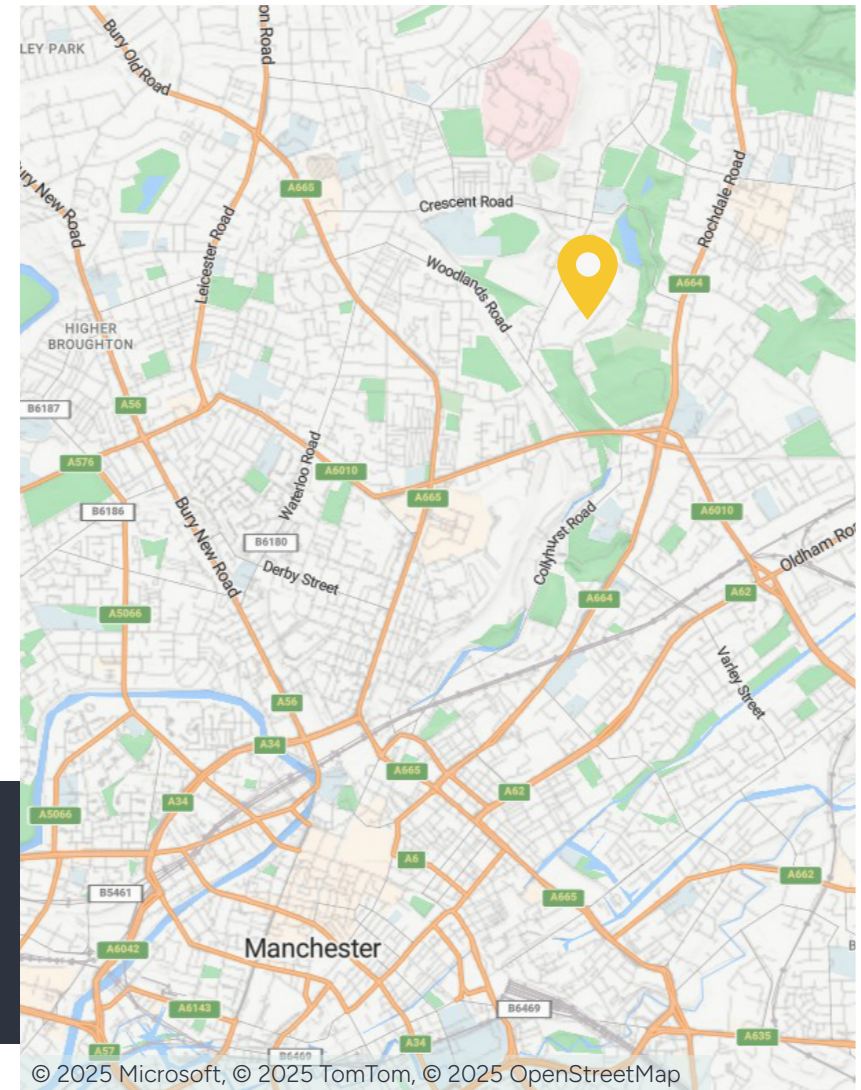
Oldham: 3.5 miles

Nearest station

Queens Road Tram Stop: 0.5 miles

Nearest airport

Manchester Airport: 12 miles



Further information

Rent

£50,718 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly 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

A valid EPC 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 £0.47 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 March 2026. Photographs dated March 2026.



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