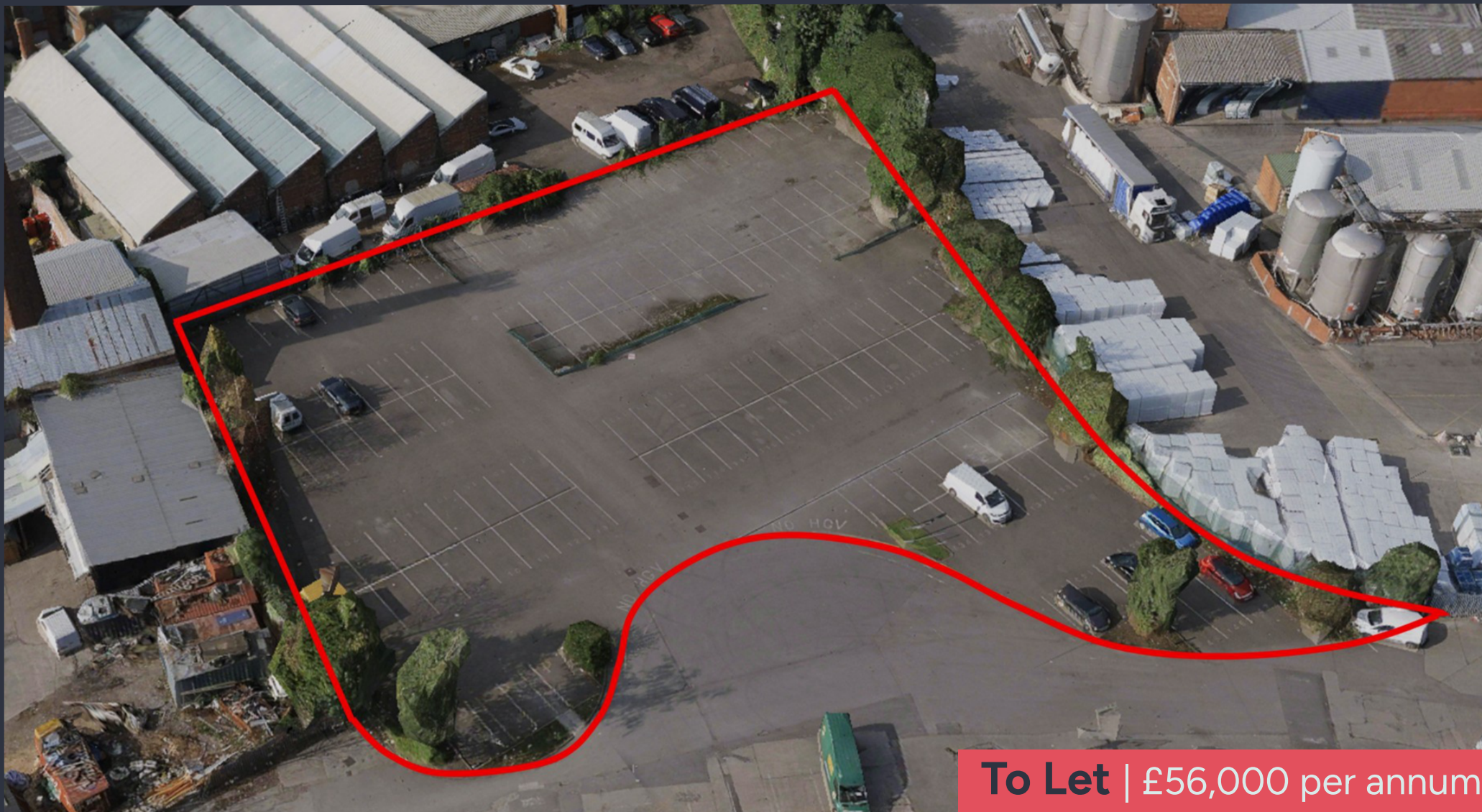


# Yard at Hendham Vale Industrial Park

Vale Park Way, Crumpsall, Manchester, M8 0AD

Leasehold  
Land

0.8 Acres



**To Let** | £56,000 per annum





## Key information



**Price**  
£56,000  
per annum



**Rateable Value**  
£TBC

## Description

The site comprises 0.8 acres hard surfaced open storage space. The plot does not have any existing services such as electric, water and drainage. The property is located within a secure site Industrial estate.

## Amenities



Secure Site



Open Storage  
Land



24/7 Access

## 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: **Hendham Vale Industrial Park, Manchester, M8 0AD**

What3words: **///race.laying.hosts**

### Locations

M60 Motorway: 2.5 miles

Manchester City Centre: 2 miles

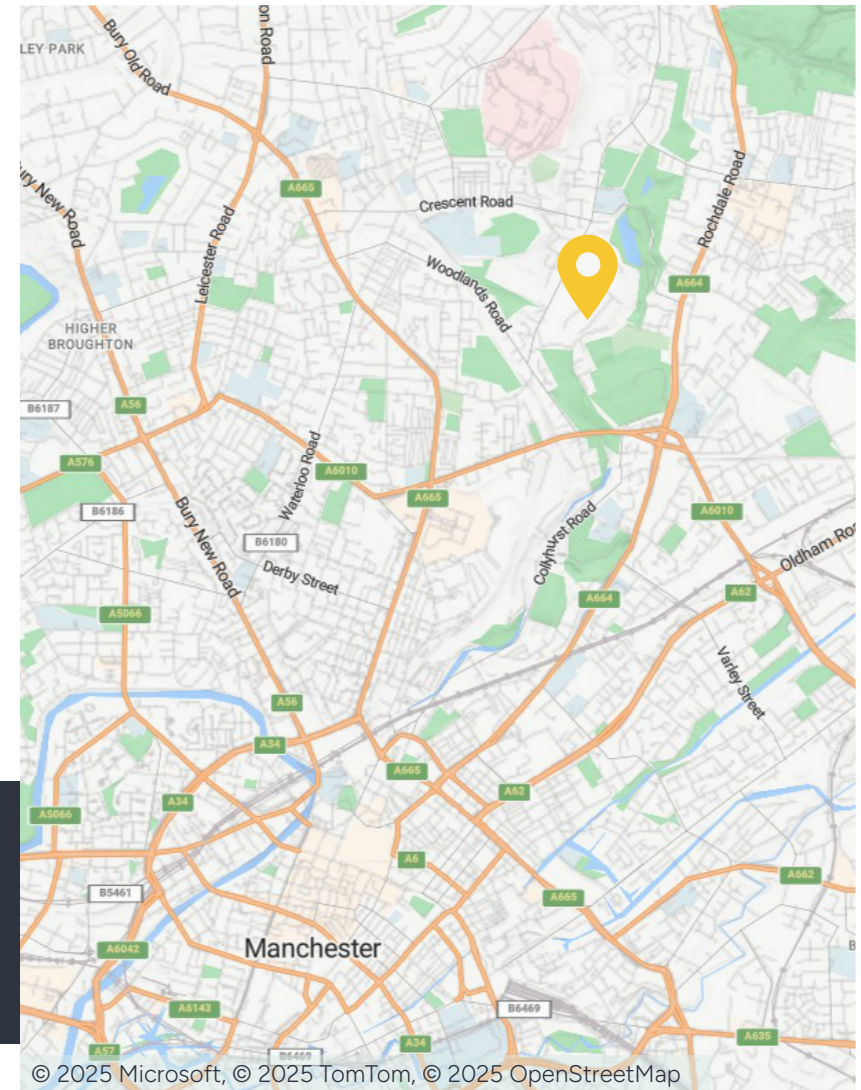
Oldham: 3.5 miles

### Nearest station

Queens Road Tram Stop: 0.5 miles

### Nearest airport

Manchester Airport: 12 miles



## Further information

### Rent

£56,000 per annum.

### Tenure

Leasehold.

### Lease Terms

Let by way of a sublease for a period expiring 31/05/2027

### 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.

### 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.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

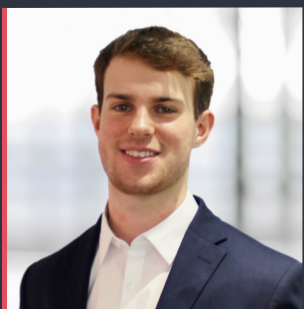
### VAT

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 joint agents Fisher German LLP and WT Gunson.

## Contact us



**Marcus Baumber**

0161 214 4694

[marcus.baumber@fishergerman.co.uk](mailto:marcus.baumber@fishergerman.co.uk)



**Nicole Pearson**

0161 214 4669

[nicole.pearson@fishergerman.co.uk](mailto:nicole.pearson@fishergerman.co.uk)



Or our joint agents: WT Gunson

0161 833 9797

Neale Sayle : [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

Josh Hill : [josh.hill@wtgunson.co.uk](mailto:josh.hill@wtgunson.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated November 2025. Photographs dated November 2025.



This brochure is fully recyclable