



Waterside

Units B-D, Waterside Business Park, Glossop, SK13 1FL

Modern Industrial / Warehouse Available

28,350 to 82,639 sq ft
(2,633.80 to 7,677.41 sq m)

- Eaves from 4.5 metres up to 15 metres
- Flexible space
- LED lighting throughout
- Office and welfare provisions available
- Level access loading throughout
- 6 dock loading doors
- Fully racked in part
- Generous external yard area

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Summary

Available Size	28,350 to 82,639 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Waterside boasts an industrial estate offering three different buildings split in to four individual bays. Unit B is split in to two bays benefitting from 4.5 m eaves, steel portal frame construction, LED lighting and both dock and level access loading with a large shared yard to the front.

Unit C interlinks between Units B & D and benefits from being fully racked with narrow aisle racking with a minimum height of 12 metres, the building is ready to be occupied immediately.

Unit D forms the largest of the three benefitting from a minimum height of 15 metres fully racked with narrow aisle racking to the apex at 21 metres providing c. 5,000 pallet spaces.

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 Greater Manchester, Cheshire and South and West Yorkshire.

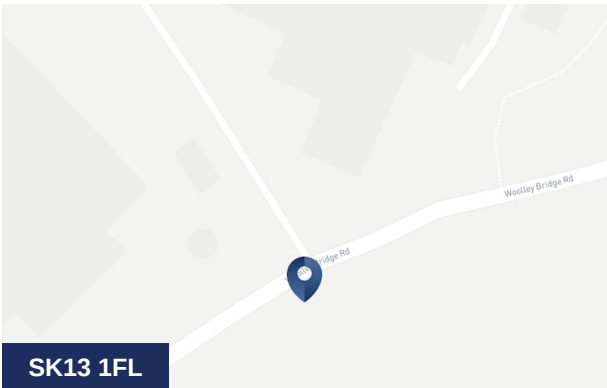
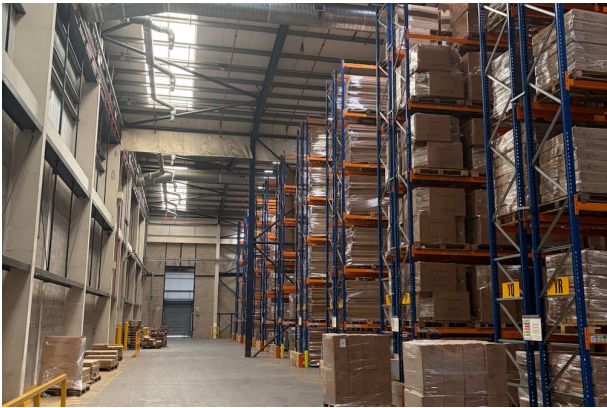
Situated just off Woolley Bridge Road the site provides access to the A57 which in turn links to Junction 4 of the M67 which lies approximately 2 miles to the West. The A57 provides the principal access road the traffic from East Manchester to Sheffield over the Wood Head Pass. The M67 links to the M60 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
Ground - Unit B1	28,350	2,633.80	Available
Ground - Unit B2	45,011	4,181.66	Available
Ground - Unit C	39,073	3,630	Available
Ground - Unit D	43,566	4,047.41	Available
Total	156,000	14,492.87	



Viewing & Further Information

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