



RENT

£On Application



SERVICE CHARGE

£0.58
(per sq ft)



RATEABLE VALUE

£TBC
(per annum)



EPC RATING

C (57)



**Unit 11 Hendham Vale Industrial Park,
Vale Park Way, Crumpsall, Manchester, M8 0AD**

Office / Storage Space | Leasehold | 8,471 Sq Ft (786.98 sq m)



TO LET



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.



Description

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.



Accommodation

The accommodation has been measured on a Net Internal Area basis and extends to approximately 8,471 sq ft (786.98 sq m).



Amenities



Air Conditioning



Raised Floors



Secure Access



Showers



Car Parking

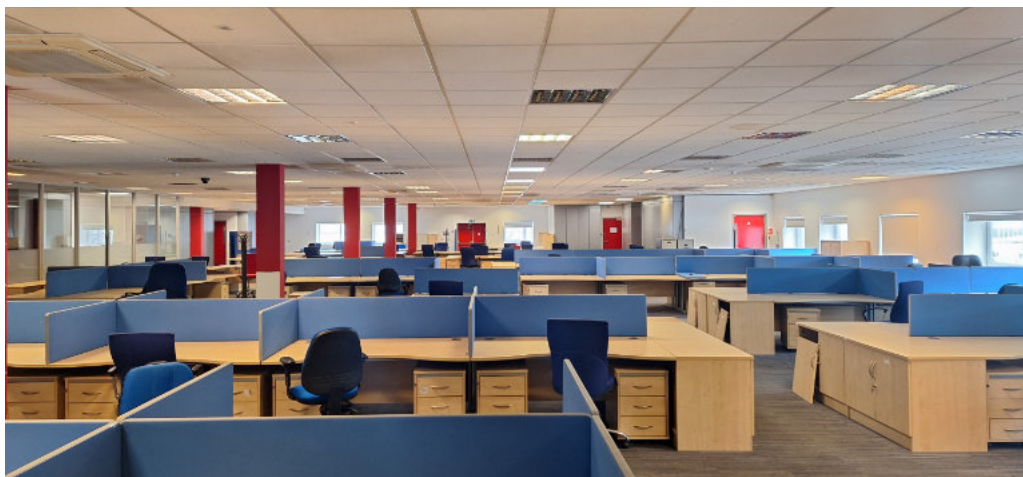


Meeting Room





Further information



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.

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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.

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.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

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

EPC

The EPC rating is C (57).

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

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

VAT

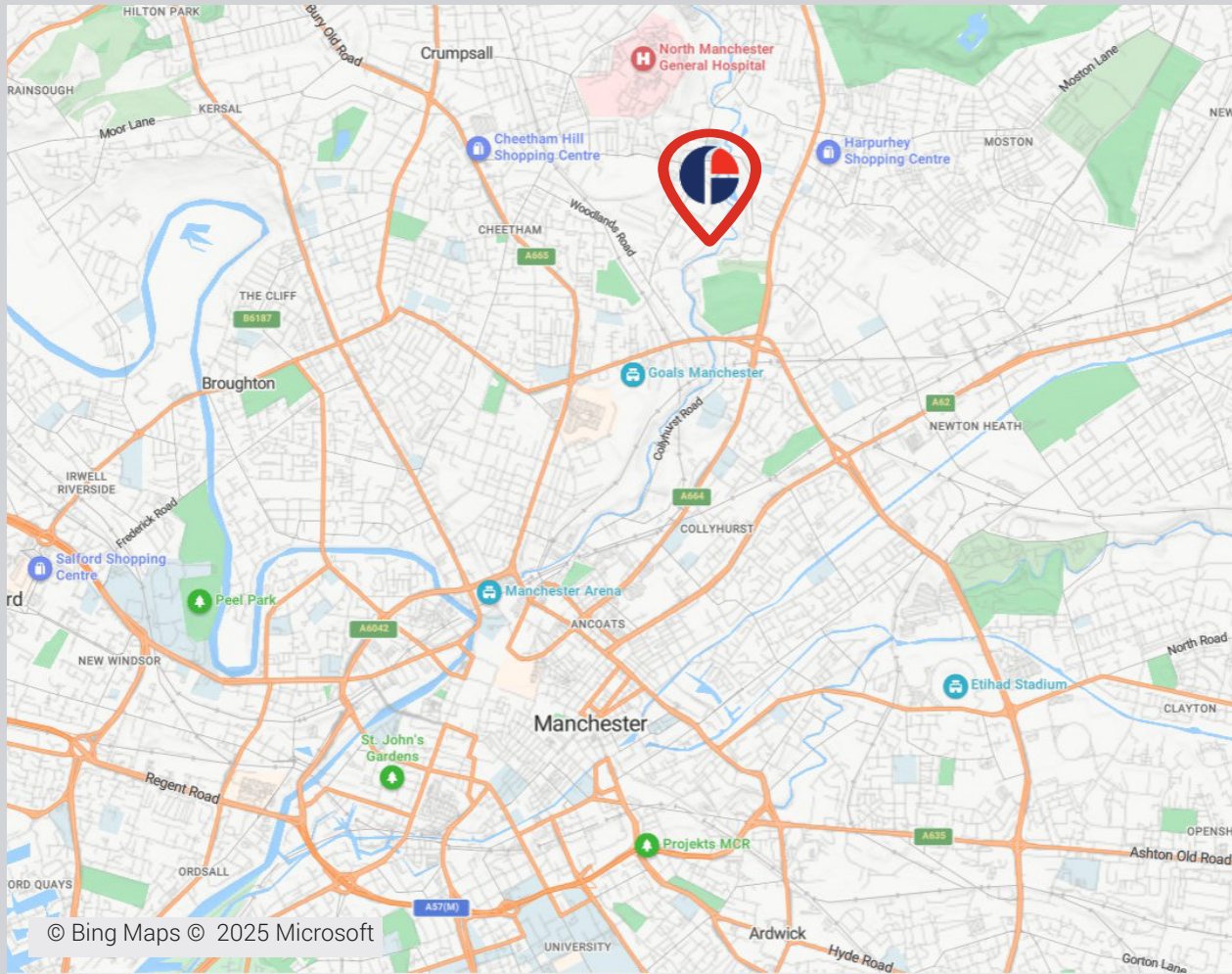
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewing

Strictly by prior arrangement with the joint agents Fisher German 0161 839 5515, or WT Gunson 0161 833 9797.



Unit 11 Hendham Vale Industrial Park, M8 0AD



Approximate Travel Distances



Locations

- M60 Motorway - 2.5 miles
- Manchester City Centre - 2 miles
- Oldham - 5 miles



Nearest Train & Tram Stations

- Queens Road Tram Stop - 0.5 miles
- Abraham Moss Tram Stop - 2 miles
- Moston Train Station - 3.5 miles



Nearest Airport

- Manchester Airport - 12 miles



Viewings



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Particulars dated March 2025 Photographs dated May 2024