

FURNESS VALE

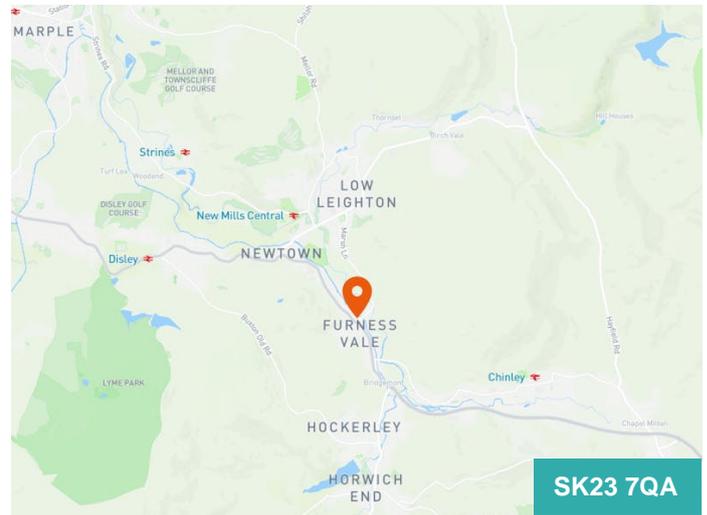
Unit 2, Station Road,
Furness Vale, High Peak,
Derbyshire, SK23 7QA



OFFICE / INDUSTRIAL / WAREHOUSE TO LET

3,045 SQ FT

- Mix of office and warehouse
- Roller shutter access
- Water front view
- Free Parking
- Secure Marina with CCTV
- 0.2 miles to Furness Vale Railway Station



Summary

Available Size	3,045 sq ft
Rent	£22,800 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

There is currently unit 2 available at Furness Vale Marina. This building comprises 3045 sqft of both office and warehouse space, including two Mezzanines.

Location

The Marina is located in the heart of Furness Vale just 0.2 miles from the railway station that provides access to Manchester in 45 minutes. The A6 runs through town centre. This is the major road passing through Furness Vale, providing connections north towards Stockport and Manchester, and south towards Buxton and the Peak District.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office Space	872	81.01	Available
Ground - Warehouse	874	81.20	Available
Mezzanine - Mezzanine 1	427	39.67	Available
Mezzanine - Mezzanine 2	872	81.01	Available
Total	3,045	282.89	

Viewings

Strictly via prior appointment through Sole Agents Vail Williams

Terms

New lease direct from the landlord to be negotiated between the parties

Legal Costs

Each party to be responsible for their own legal costs

Business Rates

The rateable value of the property is £11,500



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