



Unit 28

Harpur Hill Business Park, Buxton, SK17 9JL

TO LET - INDUSTRIAL PREMISES WITH LARGE YARD - MAY SPLIT

17,698 sq ft
(1,644.20 sq m)

- Steel Portal Frame Industrial Unit
- Large Secure Yard
- 1.4 acre site area
- Two Roller Shutter Doors
- First Floor Offices
- May Split
- Established Industrial Estate

Unit 28, Harpur Hill Business Park, Buxton, SK17 9JL

Summary

Available Size	17,698 sq ft
Rent	Rent on application
Rates Payable	£2.46 per sq ft
Rateable Value	£78,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

Unit 28, Harpur Hill Industrial Estate comprises a substantial 17,698 sq ft steel portal frame industrial facility situated on a self-contained and securely fenced site extending to approximately 1.4 acres. The property has been constructed to a modern specification, offering highly functional accommodation for a wide range of industrial, manufacturing, or distribution occupiers. The unit incorporates a fitted ground floor canteen and first floor office accommodation, providing a well-balanced mix of operational and administrative space. The property benefits from 3-phase electricity and is serviced by two full-height roller shutter access doors at either end of the unit, facilitating efficient loading and circulation. Externally, the unit is further enhanced by a large dedicated yard area, offering excellent HGV access, manoeuvring capability, and external storage.

Location

Situated within Harpur Hill Business Park, one of Buxton's key industrial locations, Unit 28 Harpur Hill benefits from strong regional and national connectivity. The A515 and A6 provide direct routes to major cities, while the M1 and M6 motorways are within easy reach, ensuring efficient distribution links across the UK.

Buxton is a thriving market town with a skilled workforce and well-developed infrastructure. Buxton railway station offers regular services to Manchester and beyond, further enhancing accessibility for staff and clients. The property's strategic position within the Peak District makes it an ideal base for industrial and logistics operations.

Accommodation

The accommodation comprises the following areas:

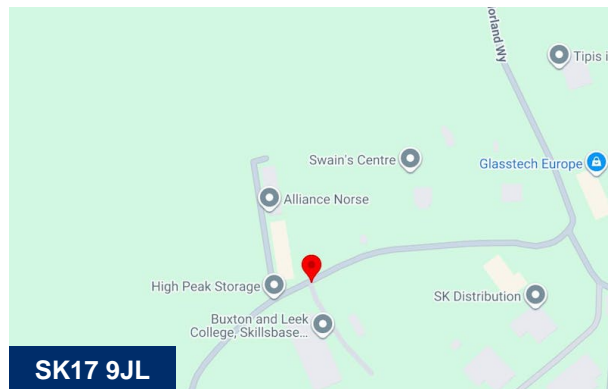
Name	sq ft	sq m	Availability
Ground	15,920	1,479.02	Available
1st	1,778	165.18	Available
Total	17,698	1,644.20	

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated. The premises are available as a whole, alternatively a split may be considered.



Viewing & Further Information



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