HALLAMS
Property Consultants

To Let



Watford Bridge Industrial Estate

New Mills, High Peak, SK22 4HJ

TO LET - INDUSTRIAL PREMISES AVAILABLE INDIVIDUALLY OR TOGETHER.

2,061 to 13,430 sq ft

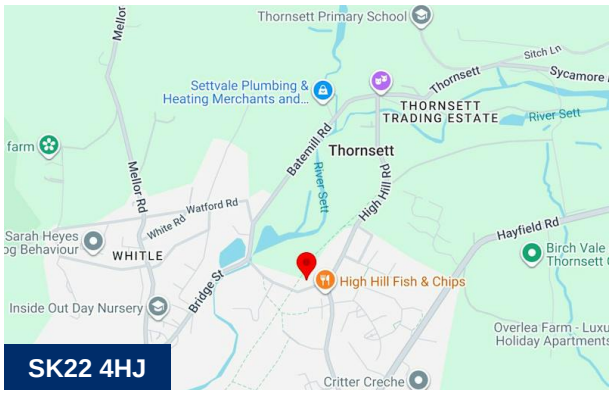
(191.47 to 1,247.69 sq m)

- ESTABLISHED INDUSTRIAL ESTATE
- SELF CONTAINED UNITS
- THREE PHASE POWER SUPPLY
- LED LIGHTING THROUGHOUT
- SOLID CONCRETE FLOORS
- ON SITE PARKING
- SUITABLE FOR VARIOUS USES

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Summary

Available Size	2,061 to 13,430 sq ft
Rent	£7.50 per sq ft
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises three adjoining, self-contained industrial units extending to a combined area of 13,430 sq ft. The units are available individually or together, with the potential to open up the adjoining units to provide larger, interconnected accommodation. Each unit provides open-plan industrial accommodation. Unit 5I additionally incorporates two internal offices, a separate storeroom and benefits from its own dedicated male and female WC facilities, whilst all three units have access to shared WC and wash facilities. The units offer solid concrete floors, LED lighting, a substantial three-phase power supply and eaves heights of approximately 3.1 metres. Externally, the estate benefits from secure palisade fencing and on-site parking.

Availability is as follows:
Unit 5I - 8,112 sq ft is available immediately,
Unit 5H - 2,061 sq ft from January 2027,
Unit 5J - 3,257 sq ft from March 2027.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 5H	2,061	191.47	Coming Soon
Unit - Unit 5I	8,112	753.63	Available
Unit - Unit 5J	3,257	302.59	Coming Soon
Total	**13,430**	**1,247.69**	

Location

Watford Bridge Industrial Estate is situated in New Mills, within the High Peak, approximately 9 miles east of Stockport and 8 miles from the M60 motorway network. New Mills is an established commercial and industrial location, positioned between Greater Manchester and the Peak District, with convenient access to the surrounding towns of Stockport, Marple, Hayfield and Glossop. The town benefits from good road connections via the A6, providing access towards Stockport and Buxton, with the wider motorway network accessible via the M60. New Mills also benefits from two railway stations, New Mills Central and New Mills Newtown, providing services towards Manchester, Sheffield, Stockport and Buxton. Local bus services further connect the town with surrounding settlements, making the location accessible for both staff and visiting customers.

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new effective FRI Lease for a term of years to

Viewing & Further Information



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