



Industrial/Warehouse Storage Unit - To Let 3,150 Sq Ft (292.64 Sq M)

- High quality space in Great Hucklow
- Rare industrial accommodation within Peak District
- Shared concrete yard area
- Available immediately

Industrial/Warehouse Storage Unit - To Let

3,150 Sq Ft (292.64 Sq M)

Location

The subject property is located within Cartledge House Business Centre, immediately accessed off Dirty Lane within Great Hucklow. Great Hucklow is a village within the Peak District that can provide access to Manchester or Sheffield via the A623 or A6. It is located just 15 minutes drive from Bakewell.

Description

The subject property comprises of 2 storage/warehouse spaces located on a modern farm development. Externally, the units benefit from steel profiled cladding with brick and block elevations. The units share a concrete yard/loading area and benefit from communal car parking for each unit.

The units benefit from the following specification:

- Full height roller shutter door
- W/C facility
- Integral office and kitchenette
- Concrete floor
- Secure yard area
- 3 phase electricity supply
- Fibre Broadband Connection

There is also a separate detached office building that provide modern accommodation with shared kitchen and WC facilities. This comprises one large open plan office with separate meeting room.

Accommodation

We have been provided with the following Gross Internal Areas for the units:

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	1,400	130.06
Unit 3	3,150	292.64
Office	583	54.16
TOTAL	3,150 SQ FT	292.64 SQ M

Terms

Each unit is available by way of a new lease on terms to be agreed.

Unit 5 - LET

Unit 3 - £20,000 per annum

Office - £10,000 per annum

VAT

The property is subject to VAT at the prevailing rate.

EPC Rating



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party is to bear their own legal costs in respect of the transaction.

Further Information

For further information please contact the sole agents CPP

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