

TO LET

Industrial / Warehouse Unit

13,119 sq ft (1,218 sq m)

Including Mezzanine of 3,830 sq ft

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Unit 3 Glossop Retail Park

Hadfield, Glossop, SK13 2RT

- **Immediately Available**
- Terraced Unit
- Excellent Parking Provision and Loading
- 7.5m Eaves Height
- Fitted Office Accommodation
- 2.5 Miles East of J4 M67



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Contacts

Isaac Downes
Industrial & Logistics
Mobile: 07510 161 908
Email: isaac.downes@colliers.com

Teddy Clarke
Industrial & Logistics
Mobile: 07740 360 108
Email: teddy.clarke@colliers.com

Location

The unit is located within Glossop Retail Park, a well-established commercial destination with strong regional connectivity. The site is 2.5 miles from J4 of M67 motorway and approximately 1 mile North West of Glossop town centre. The site offers excellent access for both local and passing trade.

Direct access to this site is via the A57, 0.5 miles from the A57 Link Road which is currently under construction and close to the intersection of Woolley Lane.

The unit benefits from a prominent, main road position on the A57, providing high visibility to passing traffic. This strategic location has attracted major national occupiers including Screwfix and Home Bargains.

Area	Size (sq ft)
Warehouse	7,296
Store	1,277
Welfare	716
Mezzanine	3,830
Total	13,119

Description

Unit 3 is a mid-terraced unit of steel portal frame construction and externally benefits from an excellent parking provision and loading area.

The unit benefits from a concrete floor, LED lighting, 10% translucent roof panels and an electrically operated loading door. Additionally, the unit includes a store area to the rear of the unit and a generous mezzanine area which comprises fully fitted office accommodation.

Other benefits include male, female and disabled WCs, a kitchen and a welfare area on both floors.

Terms

The property is available by way of a new full repairing and insuring lease.

Rateable Value

The current Rateable Value for 2024/25 is £39,250. Confirmation of this can be found on the VOA website.

EPC

C

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT to be paid by occupier.

Viewing

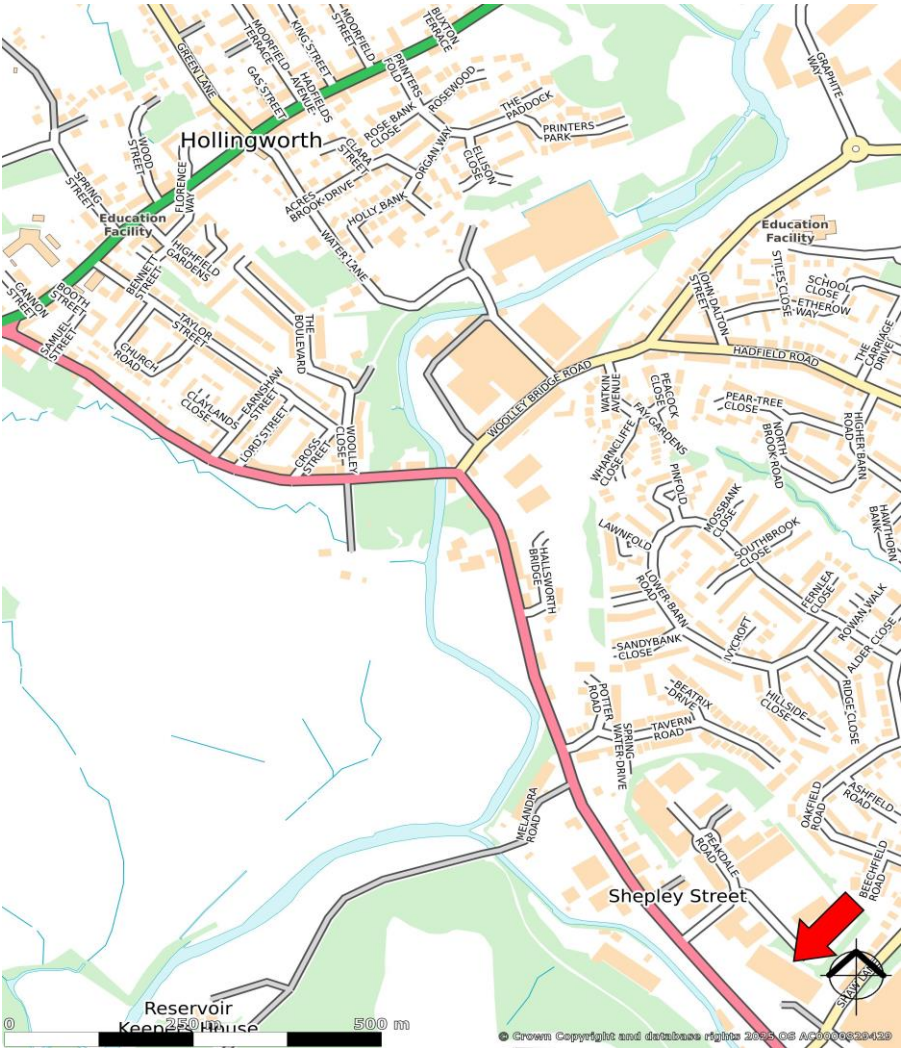
Viewing is strictly by prior appointment with Colliers.

The Colliers logo features the word "Colliers" in a white serif font, centered within a dark blue rounded square. Below the square are three horizontal stripes in yellow, red, and blue. The word "Business" is written in a smaller, light blue sans-serif font at the bottom left of the page.

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Planned A57 Bypass Route

