



glossop brook road

Former Kingspan Facility
Glossop Brook Road, Glossop, SK13 8GP

FOR SALE
FREEHOLD

**Unique Opportunity to Acquire
a High Quality Purpose Built
Industrial / Warehouse Complex**

44,649 sq ft (4,148 sq m)
Plus warehouse mezzanine



3 MILES TO M67 MOTORWAY

DESCRIPTION

The Property comprises a detached purpose-built industrial facility. Construction is by way of a traditional steel portal frame under a double pitched roof and external elevations are clad with grey plastisol panels. There is an adjoining brick built three storey office complex.

The property benefits from the following;

- 9 Metre Eaves
- LED Lighting
- Two Electric Loading Doors
- Electric Barriers
- Fully Secure Yard
- Large Car Park
- 2 EV Charging Points
- Large Power Supply
- Sprinkler System
- High Quality Offices

Access to the premises is via an electrically operated barrier system leading to the loading area.

Internally, the property provides good quality manufacturing/distribution space

with a concrete floor throughout. The facility has been adapted by the current occupier to include a full mezzanine level with a loading capacity of 500 KG/m². The warehouse includes new LED lighting throughout and is heated by a series of gas warm air blower units.

The current configuration provides interlinked areas providing a separate manufacturing process and the mezzanine is used mainly for end product storage.

There is a high-quality linked office element which is arranged over three floors to include high grade reception area, staff offices, boardroom and WC facilities. At ground floor there is a staff canteen/welfare area. The offices are fully heated and lit throughout and there are air conditioning cassettes in most areas. The offices provide a good level of natural light and there is a lift which connects all floors.

Externally, there is a large staff parking area and the facility is fully secure by a steel palisade fence.



ACCOMMODATION

The facility provides the following Gross Internal areas:

Ground Floor Factory	2,948 sq m	(31,732 sq ft)
Factory Mezzanine	2,504 sq m	(26,952 sq ft)
Offices	1,200 sq m	(12,917 sq ft)
TOTAL	6,652 sq m	(71,601 sq ft)

TOTAL excluding Mezzanine - 4,148 sq m (44,649 sq ft)



FURTHER INFORMATION

TERMS

For Sale Freehold.

TENURE

The land and buildings are held freehold.

PRICE

We are instructed to invite offers for the freehold interest of £3,600,000 exclusive of VAT and Stamp Duty.

VAT

All prices quoted exclusive of, but will be liable to, VAT.

ANTI-MONEY-LAUNDERING

A successful purchaser will be required to provide information to satisfy the AML requirements when Head of Terms are agreed.

SERVICES

We understand the property benefits from all mains services.

Interested parties should satisfy themselves.

BUSINESS RATES

We note from the VOA website that the property has a rateable value of £186,000 providing a current rates liability of £103,230 pa.

EPC

An energy performance certificate is available on request.



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