



## Unit 10, Bingswood Trading Estate

Bingswood Avenue, Whaley Bridge, High Peak, SK23 7LY

### **Industrial Warehouse and Offices, Suitable For A Variety Of Uses.**

**15,424 sq ft**  
(1,432.94 sq m)

- Rare Freehold Opportunity.
- 15,424 sq ft in total.
- Flexible Workspace suitable for Industrial, Storage and Leisure use.
- Dedicated Car Parking.
- Loading area.
- Central Whaley Bridge.

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## Summary

<b>Available Size</b>	15,424 sq ft
<b>Price</b>	£750,000 exclusive
<b>Rates Payable</b>	£0.82 per sq ft Currently the premises has a number of assessments that combine to £25,500
<b>Rateable Value</b>	£25,500
<b>VAT</b>	All prices are net of, but may be subject to VAT at the prevailing rate.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (104)

## Description

Located on the popular Bingswood Industrial Estate in the centre of Whaley Bridge, this premises comprises of an warehouse/industrial building with associated offices and further storage and office space to the first floor. The office space to the front of the building at ground floor level has recently been refurbished. There is a shared loading bay on site as well as space for staff parking. The building also benefits from dedicated car parking to the front. The property is suitable for a number of uses including manufacturing, warehouse/storage and leisure uses.

## Location

The industrial estate is located just off Buxton Road (A5004) in the centre of Whaley Bridge. Whaley Bridge railway station is approximately a five minute walk away. The industrial estate is in easy walking distance of the town centre amenities, including The Bridge Bakehouse, Little Fika café, The Fryer Fish and Chip Shop, Goyt Wines, The Co-op and a number of pubs restaurants and café bars. The larger towns of Macclesfield and Stockport are approximately 20 and 30 minutes away by car respectively.

## Accommodation

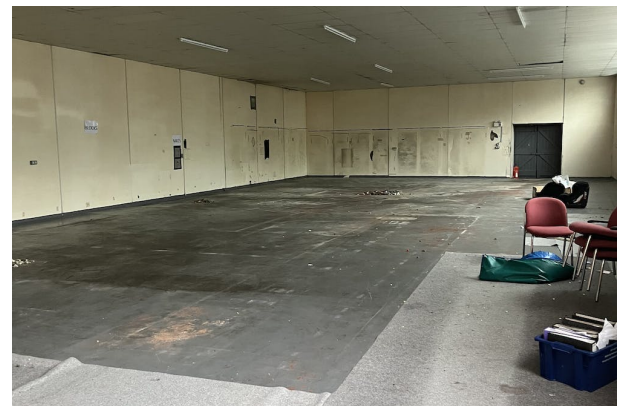
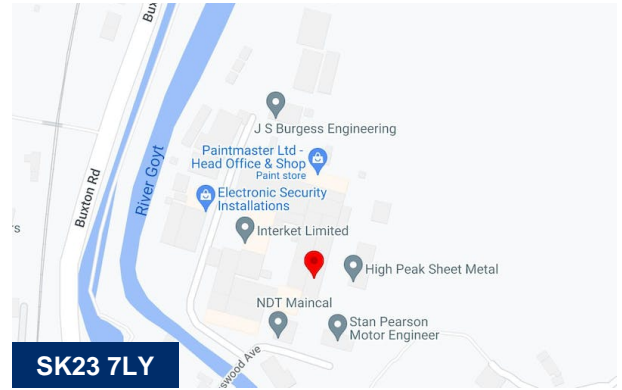
Name	sq ft	sq m	Availability
Ground - Warehouse	10,153	943.24	Available
Ground - Office	1,979	183.86	Available
1st - Office and Storage	3,272	303.98	Available
<b>Total</b>	<b>15,404</b>	<b>1,431.08</b>	

## Viewings

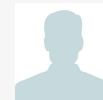
Strictly by appointment with sole agent Hallams Property Consultants.

## Terms

The premises are available by way of a freehold disposal.



## Viewing & Further Information



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