

TO LET

Etherow Industrial Estate

WOOLLEY BRIDGE ROAD
GLOSSOP, SK13 2NS

29,848 sq ft Industrial Unit

B1/B2/B8 Manufacturing/Logistics building



Draft CGI

REFURBISHMENT OPPORTUNITY

TO LET

- Available on X weeks notice
- 4 ground level loading doors
- New 3-phase electricity supply
- New office and welfare facilities
- 5.5 metre eaves

Unit 17/18

Etherow Industrial Estate

DESCRIPTION

Unit 17/18 at Etherow Industrial Estate presents the opportunity to occupy 29,848 SQ FT of newly refurbished manufacturing / distribution space. With a specification of refurbishment works now agreed the works can be completed and the premises ready to occupy **XX** months following agreement of suitable terms. Once completed the unit will boast;

- 4 Ground level access door
- Dedicated yard & loading area
- High quality ground floor office
- New welfare facilities
- New 3-phase electricity supply
- XX metre eaves



Unit 17/18

Masterplan



SCHEDULE OF ACCOMMODATION

Warehouse	28,901 sq ft	2,685 sq m
Office	947 sq ft	88 sq m
Total	29,848 sq ft	2,773 sq m

TERMS

The subject property is available to let on full repairing and insuring terms.

RENT

Rent on application.

SERVICE CHARGE

There will be a service charge levied in respect of common areas

VAT

We understand that VAT is payable.

EPC

Available on request.

Unit 17/18 Etherow Industrial Estate

**WOOLLEY BRIDGE ROAD
GLOSSOP, SK13 2NS**

LOCATION

The subject property which forms part of Etherow Industrial Estate, is situated just off of Woolley Bridge Road in the market town of Glossop. The sites position adjacent to the main A57 arterial route providing direct access to the M67 via junction 4 2 miles to the west provides great access to Manchester's M60 motorway network approximately 4.8 miles away. Along with great access to Manchester City Centre and the North West region the sites locality also acts as a gateway to the Peak district with the city of Sheffield within 24 miles to the east.

CAR



M60 Circular motorway less than 4.8 miles away

PLANE



Manchester Airport is approximately 17.7 miles away

TRAIN



Regular train service running approximately every 20 mins (peak times)



HGV DRIVE TIMES

Drive times	Distance	Time
Manchester	12.9 miles	28 mins
Sheffield	27.6 miles	39 mins
Manchester M6/J20	28.2 miles	43 mins
Leeds	43.7 miles	1 hr 4 mins
Liverpool2	58.2 miles	1 hr 15 mins
Immingham Port	93.6 miles	1 hr 53 mins
Port of Hull	94.5 miles	1 hr 55 mins
Birmingham	96.3 miles	1 hr 58 mins

Source: Lorry Route Planner

Source: www.drivetimemaps.co.uk

Contact & further information



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