



ROSSINGTON PARK, HADFIELD, GLOSSOP

TO LET / MAY SELL

UNITS 9 & 10 MODERN INDUSTRIAL / DISTRIBUTION UNITS / DEVELOPMENT OPPORTUNITIES



UNITS & LAND FROM
20,000 - 40,000 SQ FT & 1-7 ACRES

ENTER



NEW FLEXIBLE INDUSTRIAL / DISTRIBUTION SPACE
IMMEDIATELY AVAILABLE

20,000 - 40,000 SQ FT



LOCATION

The scheme stands in a stunning location within 1 mile of the A57 / A628 intersection. The A57 has direct access to J4 of the M67 motorway which is 2.5 miles away and connects to the M60.

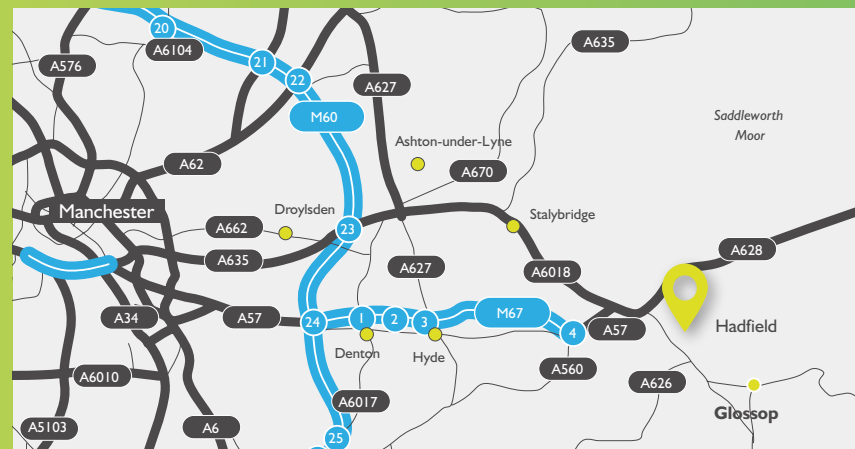
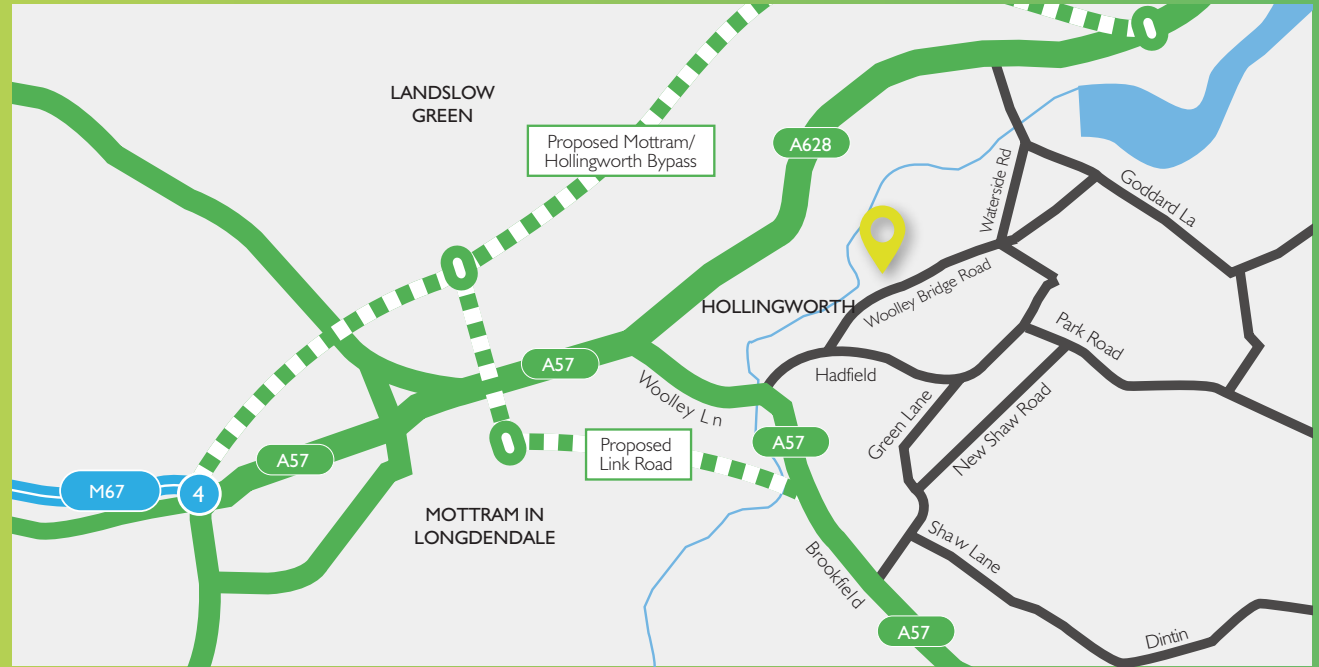
Direct access to the site is provided from the north side of Woolley Bridge Road, approximately 500 yards from the intersection of Woolley Lane.

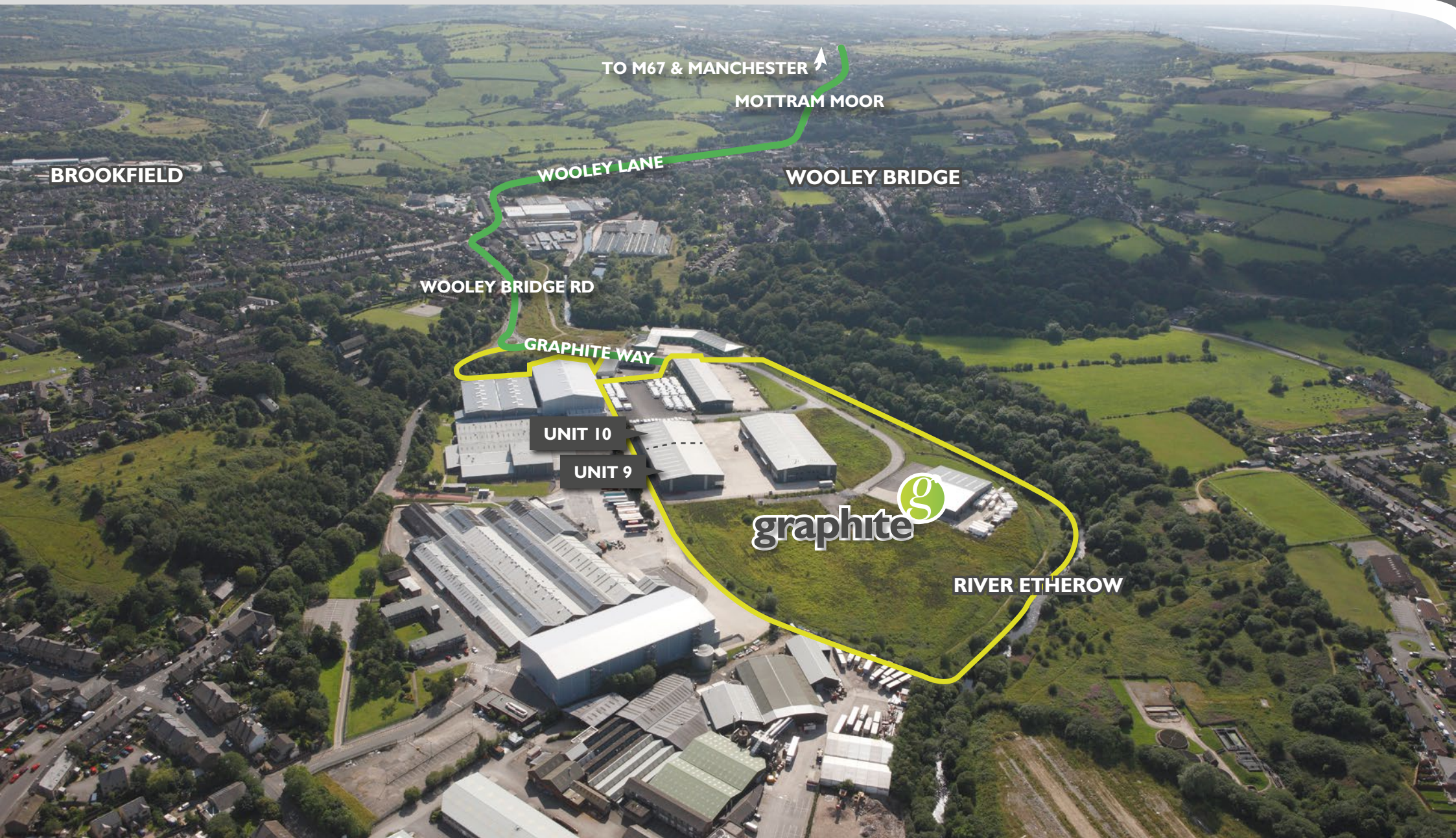
TRAVEL DISTANCES

DESTINATION

DISTANCE

Glossop Town Centre	2.5 miles
Manchester Airport	19.0 miles
M67/M60 Intersection	9.5 miles
Manchester City Centre	12.0 miles
Stockport	12.0 miles
Sheffield	28.4 miles



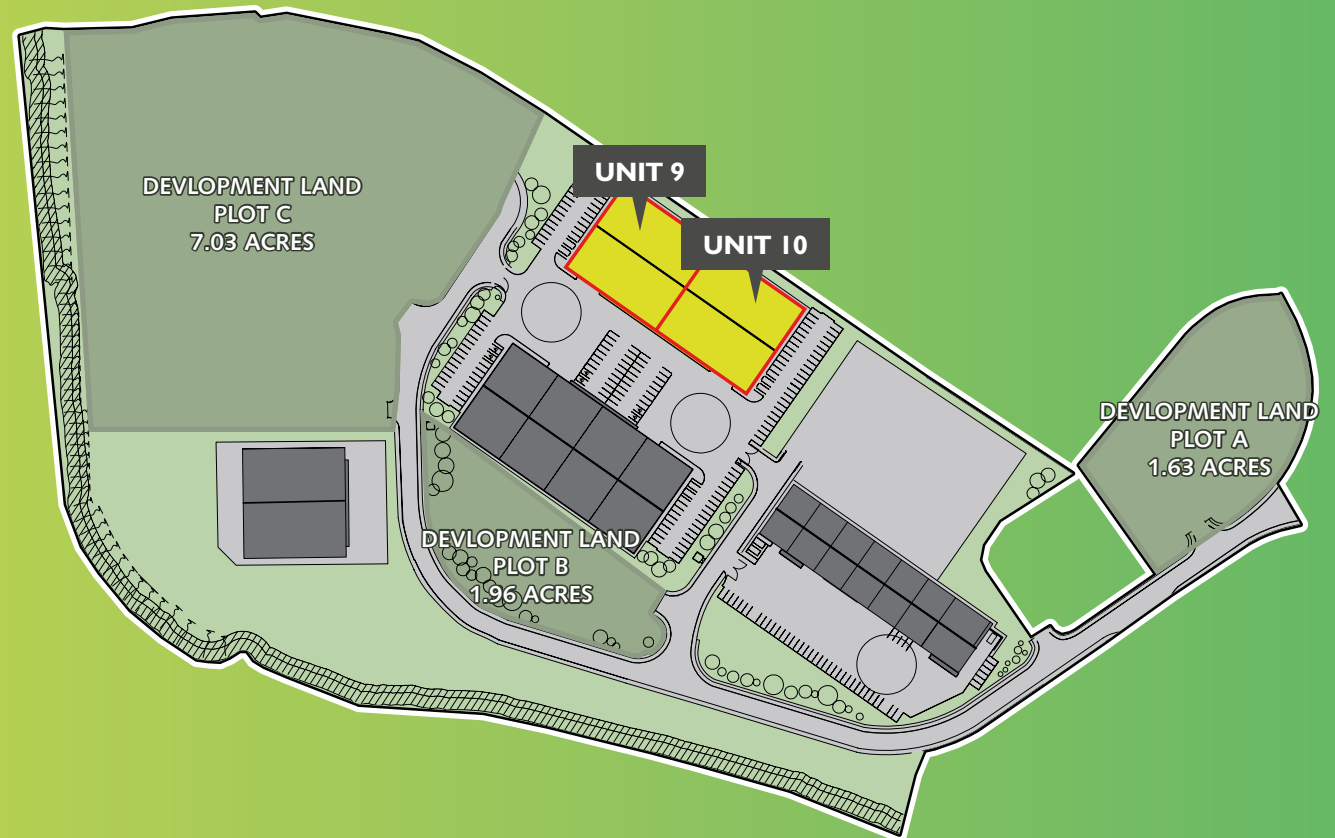


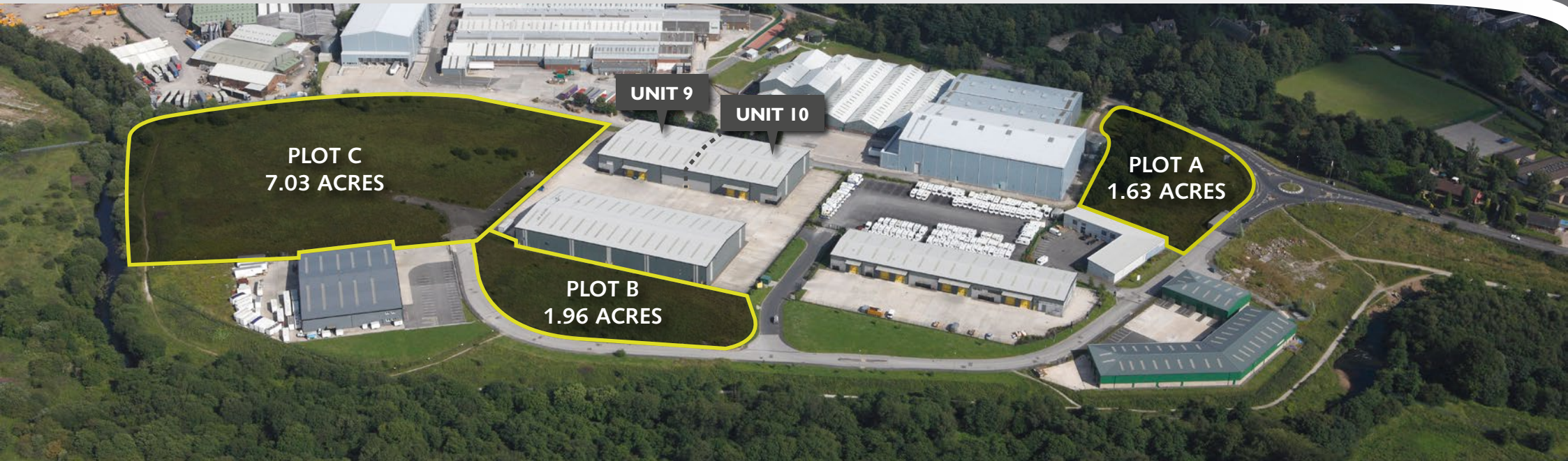
SPECIFICATION

The units benefit from the following specification:

- Modern steel portal frame warehouse.
- Clear headroom of 8m.
- Two drive in loading bays per unit.
- Large fully enclosed, concrete service yards.
- Floor loading from 37.5 Kn/M2.
- Self-contained secure site.
- Masterplanned environment.

A full design team is in place to provide layout schemes and budget figures for buildings on a design and build basis in future phases.





DEVELOPMENT LAND / DESIGN & BUILD OPPORTUNITIES



PLOT A - 1.63 ACRES APPROX

A regularly shaped plot situated at the front of the Graphite Business Park, fronting Woolley Bridge Road.

The site would be ideal for HQ office or Industrial / warehouse development or may be suitable for a variety of higher value uses (subject to planning) including;

- Trade counter
- Motor trade
- Retail
- Leisure
- Self storage

The site could accommodate up to 30,000 sq ft of development (approx).

PLOT B - 1.96 ACRES APPROX

A regularly shaped plot, which fronts Graphite Way, in the heart of the Business Park and to the rear of units 11-14.

The site has outline permission for B1, B2 and B8 and may be suitable for other uses subject to planning.

The site could accommodate up to 35,000 sq ft of development (approx).

ALL PLOTS ARE FULLY SERVICED WITH GAS, WATER AND ELECTRIC.

PLOT C - 7.03 ACRES APPROX

A regularly shaped plot which is accessed off Graphite Way to the rear of the Business Park.

The site has outline permission for B1, B2 and B8 uses and could be ideal for the following type of occupiers;

- High bay distribution facility
- Manufacturing
- Transport/trailer storage
- Waste/recycling

The site could accommodate up to 120,000 sq ft of development (approx).

FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents BC Real Estate or WHR.

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