

Etherow Industrial Estate, Wooley Bridge Road

Glossop SK13 2NS

**AVISON
YOUNG**



Units 4, 5 & 7 Wooley Bridge Road

- Unit 4 - 1,614 sq ft inclusive of 807 sq ft mezzanine
- Unit 5 - 1,175 sq ft
- Unit 7 - 1,221 sq ft

0161 375 6000 / 0161 956 421

www.b8re.com

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LOCATION

The subject property which forms part of Etherow Industrial Estate, is situated just off 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.

DESCRIPTION

Unit sizes range from 1,221 sq ft – 2,481 sq ft with amenity space and level access loading available.

Overflow parking available, with units newly refurbished, Availability is as follows: -

Unit 4

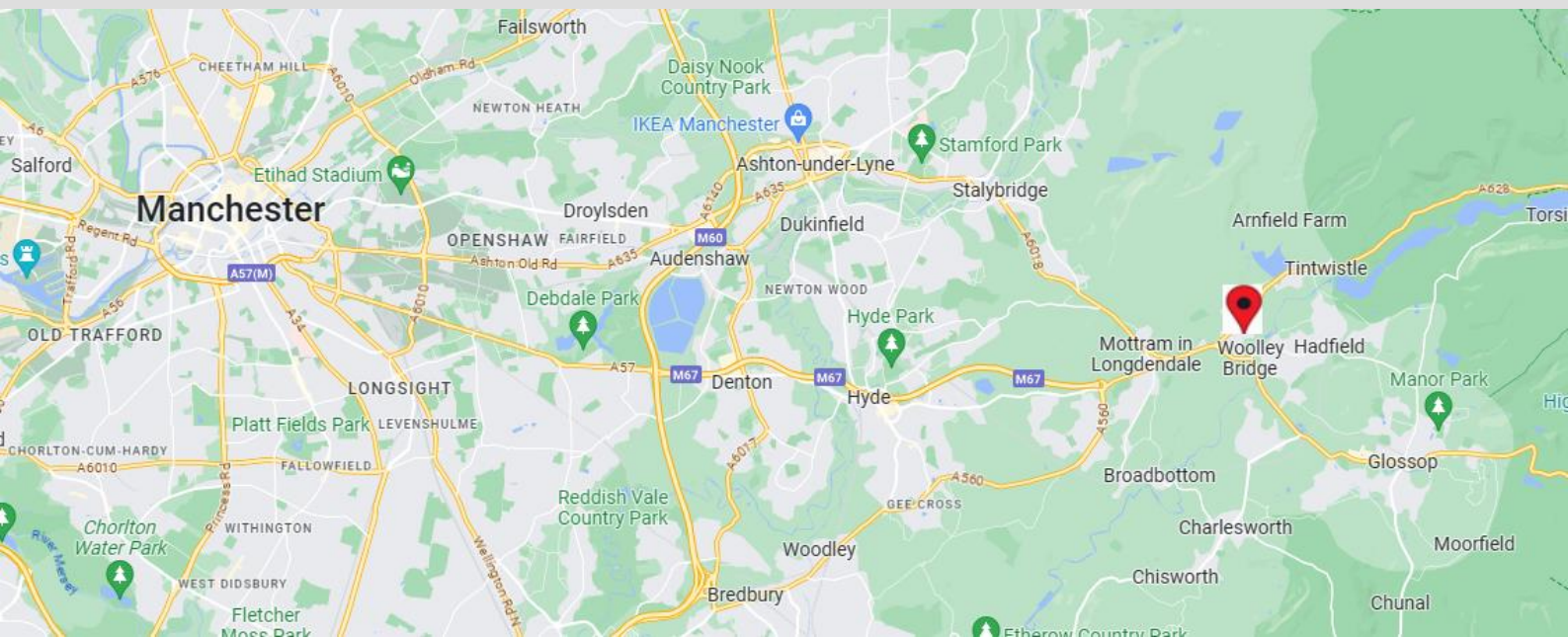
- Two-storey industrial / storage unit
- 1,614 sq ft ground floor inclusive of 807 sq ft mezzanine

Unit 5

- Industrial / storage unit
- 1,175 sq ft

Unit 7

- Industrial / storage unit
- 1,221 sq ft
- 1 roller shutter door
- Power and water available



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Unit 4



Unit 5



Unit 7



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Anti-Money Laundering

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

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