

# Crumpsall Vale

Blackley, Manchester, M9 8GQ



**FOR SALE**

Redevelopment Opportunity  
Subject to Planning

**Approx 7.85 Acres**

Inc. 64,634 SQ FT  
Former Data Centre



Boundaries shown for  
indicative purposes only

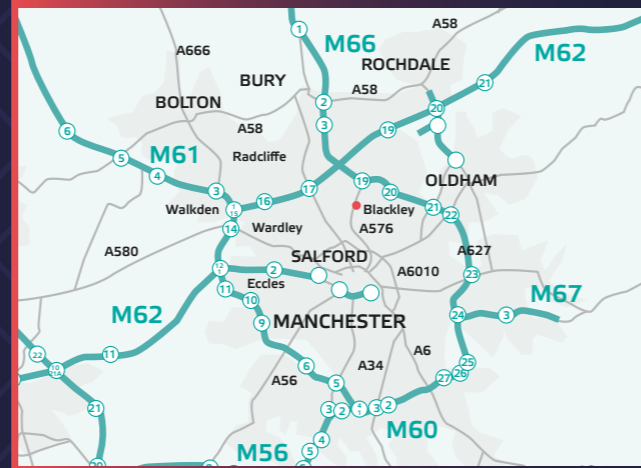
# Location



The property is situated in the Blackley area of North Manchester approximately 3.5 miles (15 minutes drive) from Manchester City Centre.



The site is located in Blackley close to the junction of Crumpsall Vale and Delaunays Road approximately 2 miles south east of J19 of the M60 motorway and 3.5 miles to the North of Manchester City Centre. The property is situated at the end of a cul-de-sac opposite Hexagon Tower between Delaunays Road and Imperial Way.



The site benefits from good public transport links, with Crumpsall Metrolink Tram stop in close proximity, and several local bus services from various parts of Greater Manchester which stop close to the property.



# Aerial

DELAUNAYS ROAD

CRUMPSALL VALE ROAD

HEXAGON TOWER

NORTH MANCHESTER GENERAL HOSPITAL



# Detail



## Power

- The site benefits from two 1250 Amp electrical incomers at 6.6kV, supplying a dedicated HV switchroom at the north end of the site.
- This currently feeds three 1600KVA x 6.6kV/433V transformers within the former data centre.
- The configuration from the HV switchroom onwards is in the control of the buyer.

## Accommodation

The building extends to 64,634 sq ft on a site area of approx 7.85 acres.

We have not measured the existing building however we understand that it provides the measurements stated.

Floor Areas	SQ FT	SQ M
Data Centre / Warehouse	31,550	2,931.12
Ground Floor Office	10,542	979.42
First Floor Office	5,335	495.60
Plant Area & Access Corridor	15,432	1,433.67
First Floor Engineering Office	779	72.37
First Floor Plant Room	996	92.53
<b>Floor Areas</b>	<b>64,634</b>	<b>6,005</b>





# Further Information

## Terms

The property is available on a Freehold basis.

## EPC

The EPC rating is C-57.

## VAT

All prices are exclusive of but may be liable to VAT at the usual rate.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly via appointment with the sole agents CBRE.

**CBRE**

+44 (0)161 455 7666

[www.cbre.co.uk](http://www.cbre.co.uk)

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