

Lot 52, Unit 21, Harpur Hill Industrial Estate, Buxton, Derbyshire SK17 9JW

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



The Sale will include all buildings included within this image

Substantial Freehold Industrial Opportunity

www.acutus.co.uk

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Property Information

Substantial Freehold Industrial Opportunity

- Substantial site of 9.69 Ha (23.94 Acres)
- 37,964.40 sq. m. (408,649 sq. ft.) industrial and warehouse building
- Immediate asset management opportunities
- Of interest to owner occupiers
- Currently occupied by GXO who will vacate at Completion of this Sale
- Low site coverage of 16%
- Excellent Secure Storage facility
- Well established industrial estate location

Lot

52

Auction

30th October 2025

Vacant Possession

Status

Available

Sector

Industrial, Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

2 miles south of Buxton, 28 miles south west of Sheffield, 30 miles South East of Manchester

Roads

A6, A53, A515

Rail

Buxton Railway Station

Air

Manchester Airport

Situation

The property is located within the Harpur Hill Industrial Estate, on the borders of the Peak District National Park, conveniently situated 2 miles south of Buxton and with access to the A515, A53 and A6. Neighbouring occupiers on the estate include HSE Science and Research Centre, High Peak Powder Coating, Peak Electronic Design, SK Distribution as well as a mix of industrial and distribution tenants.

Tenure

Freehold.

Description

The property comprises a substantial site of approximately 9.69 Ha (23.94 Acres) upon which sits an industrial/warehouse building of 37,964.40 sq. m. (408,649 sq. ft.) over ground, lower ground and first floors. The property benefits from a very low site coverage of 16% with future development potential of the remainder of the site subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Warehouse/Workshop/Office	15,265.40	(164,316)	VACANT
Lower Ground	Warehouse	22,510.80	(242,306)	
First	Storage	188.40	(2,027)	
Total		37,964.60	(408,649)	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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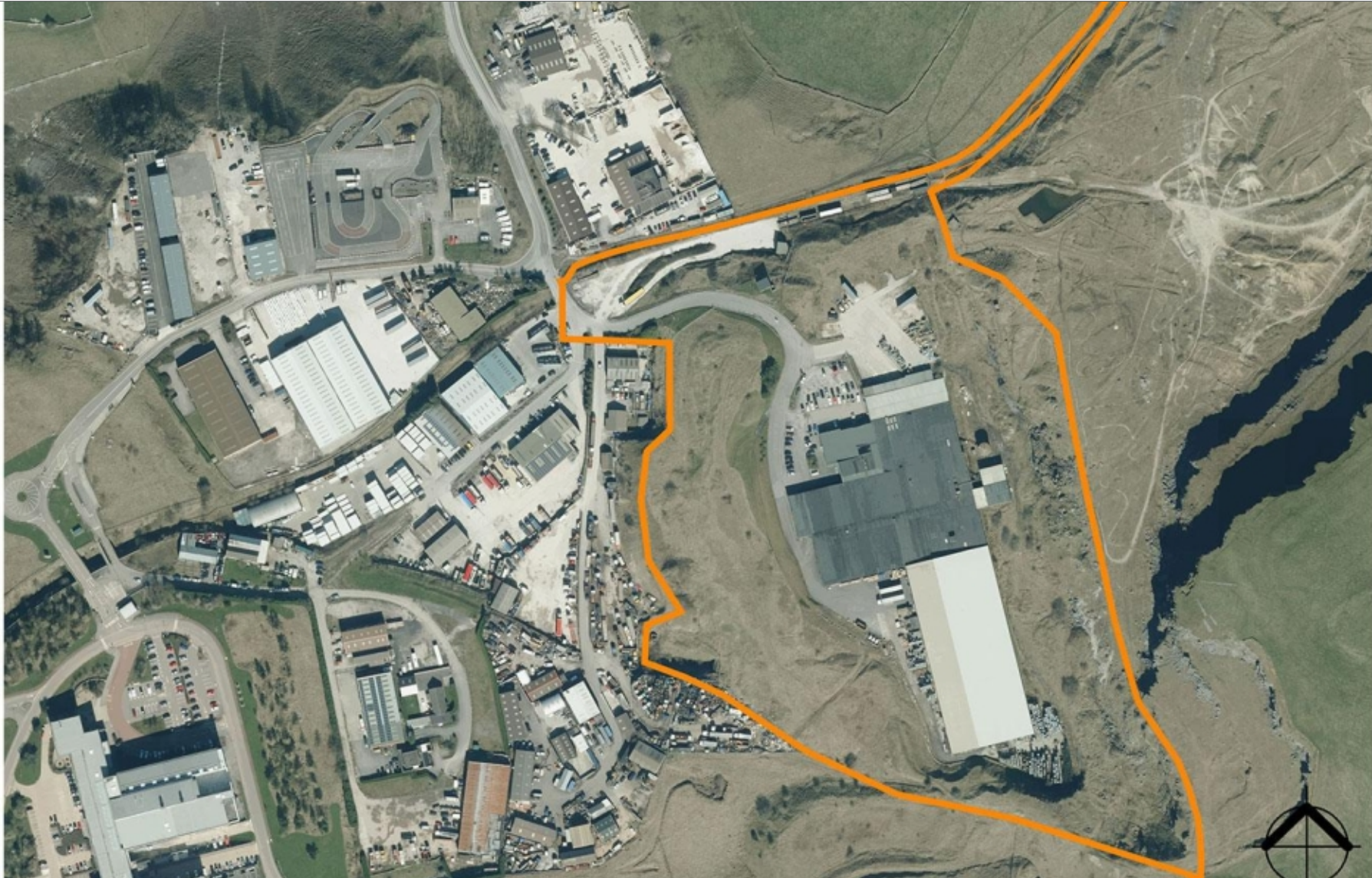


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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Shoosmiths LLP
103 Colmore Row
Birmingham
B3 3AG

Harriet Gallot
+44 (0)3700 864 453
harriet.gallot@shoosmiths.com

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