



Regent House
8th Floor
Heaton Lane
Stockport
SK4 1BS

FAO: Mr M. Moradi
Reference: VW-NM

FAO Mr M. Moradi
Zelly Uk Trading Ltd
Simpson's Business Centre
Buxton Road
Stockport
SK7 6LZ

To who it may Concern,

RE: Victoria Works, New Mills, High Peak, SK22 4BP

We are writing in connection with the above mentioned property which I understand you are currently reviewing as part of an application for a change of use.

We actively marketed the property for period of 9 months. Throughout this period we undertook an extensive marketing campaign which included exposure on our website, numerous 3rd party websites such as Rightmove/Costar, digital and hard copy mailing campaigns, social media marketing, etc.

The property generated extremely limited interest from traditional industrial, warehouse, trade, workshop and distribution occupiers. Industrial/workshop accommodation across two floors with limited headroom is no longer suitable for most modern day occupiers. Above all else, the property sits within a very residential area with extremely poor access for storage and loading/unloading. Therefore due to the configuration, quality, height and access limitations we are of the opinion that the property is obsolete for its current use.

We consider that the property no longer represents a feasible industrial/workshop/ warehouse location. The limited interest we had throughout the campaign was amongst alternative users, mainly from developers from a residential conversion angle. We consider this to be more sustainable as far as this property is concerned.

I hope this helps. Please do not hesitate to contact me should you need any further assistance.

Yours sincerely,

Michael Blackshaw