



**63**  
Dowson Road  
Hyde  
SK14 1QS

**912 SQ.FT  
TO  
1887 SQ.FT**



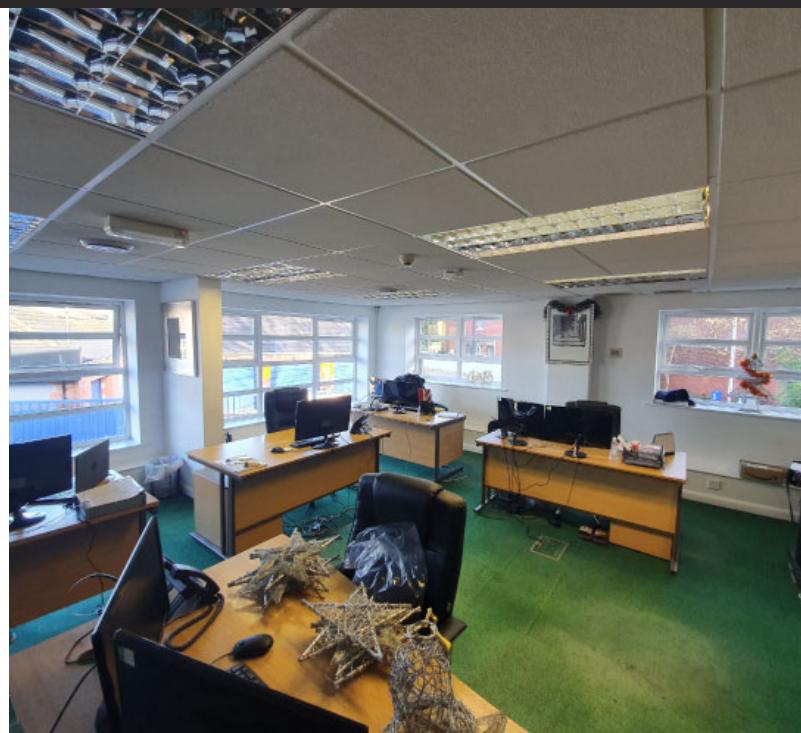
- Self Contained Office/Storage Unit
- On Site Parking
- Air Conditioning
- Suitable for other uses STP
- Security Roller Shutters
- Available on Floor by Floor basis
- High Specification Boardroom
- Within 1 mile of M67

## Location

Prominently located two storey office with direct frontage onto Dowson Road in Hyde.

Just on the fringes of Hyde Centre the building benefits from excellent access to the M67, which in turn provides access to the entire regional motorway network system.

M67 J3- 1 mile  
Hyde Train Station - 0.6 miles  
Stockport - 4 miles



## Description

A detached Two Storey self contained Office/Storage Unit. The property can be summarised as follows:

- Traditional construction with brick elevations all under a pitched roof. Comprising Ground Floor Office/Store & 1st Floor Office
- Sub-divided into a mix of open plan office areas, private office areas, boardroom and stores
- Available to let on a floor by floor basis from 912 sq.ft. up to 1887 sq.ft.
- Security Alarm, Security Roller Shutters, CCTV
- Double Glazing, Full height glazed partitions, Floor Boxes.
- 45gb Internet Capability
- Within very close proximity to the M67 Four Allocated Parking Spaces

## Services

All mains services available to the property. Electricity, gas and water

## Rateable Value

For information on Rateable Value please visit  
[www.voa.gov.uk](http://www.voa.gov.uk)

## Rent

£21,000 p.a.



## EPC

Available on request.

## VAT

All figures are quoted exclusive of but maybe subject to VAT

## Terms

On a leasehold basis with terms to be agreed

## Viewing

Contact sole agents MBRE  
Michael Blackshaw [mb@mbre.space](mailto:mb@mbre.space) 07792201467

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. January 2021.