

**MBRE**

OFFICE/STORAGE UNIT

**TO LET**



**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

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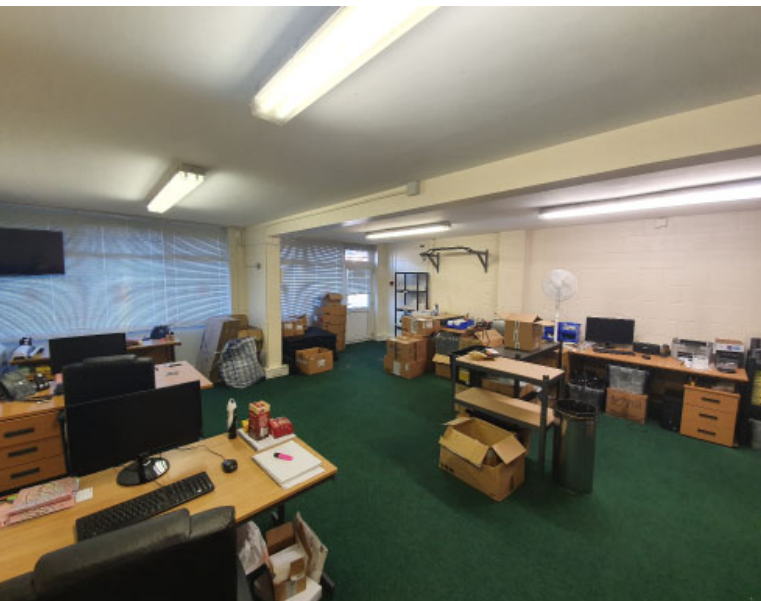
Prominently located two storey office with direct frontage onto Dowson Road in Hyde.

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

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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.

## Terms

On a leasehold basis with terms to be agreed



## VAT

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

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

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