

MBRE

STORAGE/WAREHOUSE
TO LET



Unit 7
St Marys Ind Estate
Hyde
SK14 4HN

**3,994
SQ.FT.**



- Workshop/Storage Unit
- Self Contained
- Extensive On Site Parking
- 3.3m Max Height
- Secure Site
- Full Height Loading
- Within 1 mile of M67

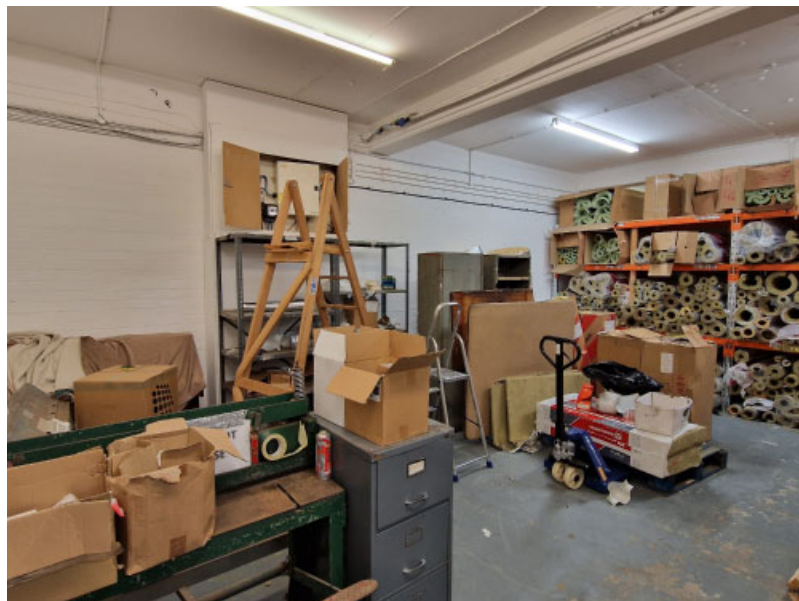
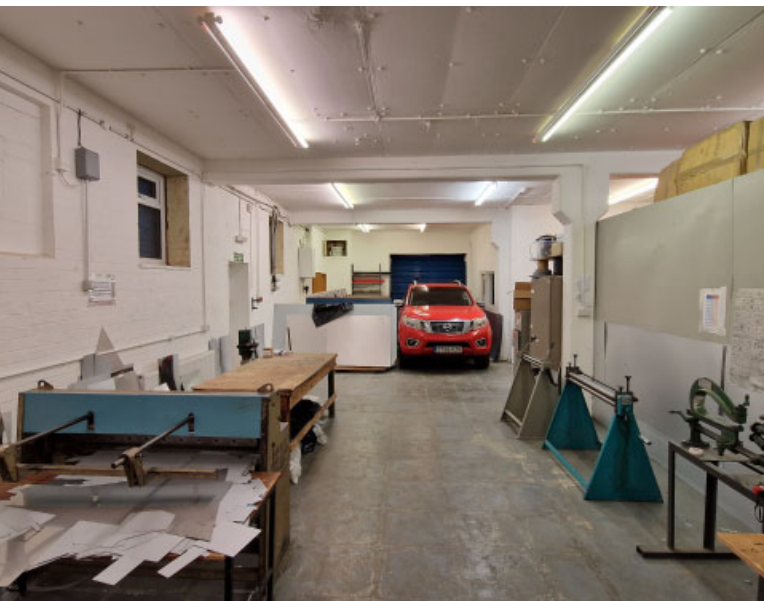
Location

A prominently located Industrial Estate in Newton, Hyde. The area provides a mix of residential, community and commercial occupiers.

M67 Junction 3 - 0.8 miles

M60 J24 - 3.5 miles

Newton Hyde Train Station - 0.6 miles



Description

A 3,994 sq.ft. Warehouse/Storage Unit. The property can be summarised as follows:

- Comprising a warehouse /storage with office & toilet/kitchen amenity over ground and first floors
- Of traditional construction with full height block and clad elevations. 3.3m Max Height
- Electrically operated Loading Door. Width 2.42m / Height 2.7m.
- Extensive parking available on the estate
- Located within 1 mile of M67
- Three Phase Electricity and Gas Supply

Accommodation

Main Warehouse	1,997 sq.ft.
Kitchen/Amenity	1,997 sq.ft.

Overall	3,994 sq.ft
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Services

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

Rateable Value

Current RV	£13,500
Future RV	£16,250

Rent

£28,000p.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 - 0161 850 1111

Michael Blackshaw mb@mbre.space 07792201467

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