



## Hyde Business Hub Clarendon Square Hyde Tameside, SK14 2QT

**FROM 88 SQ.FT**

**UP TO**

**183 SQ.FT**

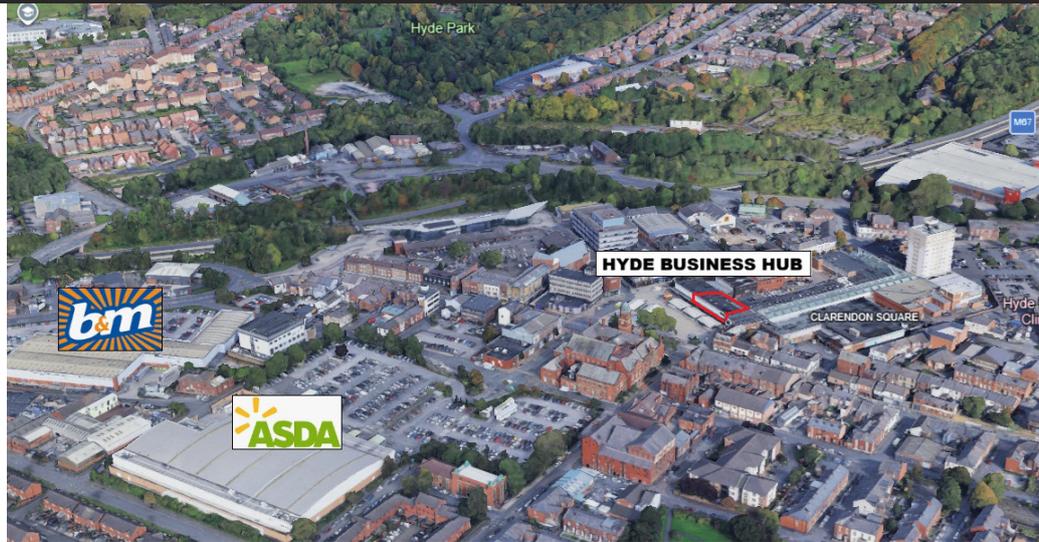


- First floor offices available on flexible terms
- Offices from 88 Sq.ft up to 183 Sq.ft
- Flexible desks available on a short term basis
- Located above Clarendon Square precinct
- Close to ASDA with 3 hours free parking
- All inclusive rental terms - low cost offices
- On site male/female toilets & kitchen facilities
- In house lease/licence agreement/Costs TBC

## Location

Hyde Business Hub is located above Clarendon Shopping centre in the centre of Hyde close to ASDA supermarket and a short drive to the M67 Motorway.

- M60: 0.1 miles.
- Stockport: 5.5 miles.
- Manchester: 8 miles.



## Description/Accommodation

Hyde Business Hub provides office and desk accommodation at first floor level above Hyde Clarendon shopping centre with desks available on a flexible basis and offices available on a month by month basis ranging from 88 Sq.ft up to 183 Sq.ft. Parking is available to the rear of the shopping precinct off Union Street or short term parking at the Asda superstore off Water Street.

- Suite 1: 160 Sq.ft/14.88 Sq.m.
- Suite 2: 150 Sq.ft/13.96 Sq.m.
- Suite 3: 145 Sq.ft/13.47 Sq.m.
- Suite 4: 183 Sq.ft/17.04 Sq.m.
- Suite 5: 171 Sq.ft/15.87 Sq.m.
- Suite 6: 113 Sq.ft/10.47 Sq.m.
- Suite 7: 174 Sq.ft/16.19 Sq.m.
- Suite 8: 109 Sq.ft/10.17 Sq.m.
- Suite 9: 88 Sq.ft/8.19 Sq.m.
- Suite 10: 92 Sq.ft/8.52 Sq.m.

## Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

## Terms

The property is available on flexible 12 month licence agreements.

## VAT

All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is payable at the property.

## Utilities

Mains services are available including gas, electricity, water and drainage.

## Service Charge

The Service Charge forms part of the all inclusive rent.

## Accommodation/Rent

The office suites are available on flexible terms subject to an all inclusive rent as follows:

Suite 1: £4,000 p.a all inclusive - £333.33 per month.

Suite 2: £3,750 p.a all inclusive - £312.50 per month.

Suite 3: £3,625 p.a all inclusive - £302.08 per month.

Suite 4: £4,575 p.a all inclusive - £381.25 per month.

Suite 5: £4,275 p.a all inclusive - £356.25 per month.

Suite 6: £3,164 p.a all inclusive - £263.67 per month.

Suite 7: £4,350 p.a all inclusive - £362.50 per month.

Suite 8: £3,052 p.a all inclusive - £254.33 per month.

Suite 9: £2,464 p.a all inclusive - £205.33 per month.

Suite 10: £2,576 p.a all inclusive - £214.67 per month.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Landlord will produce a Lease in house with no associated legal costs payable.

### 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 believe 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. FEBRUARY 2026.