



Unit F1

Unit F2, Sk14 Industrial Park, Hyde, SK14 4QF

*****LOW COST*** 920 sq.ft.**

**Modern Trade
Counter/Warehouse Unit**

920 to 1,840 sq ft
(85.47 to 170.94 sq m)

- Industrial / Warehouse Unit
- 5.2m Eaves
- Bay Lighting / LED Lighting
- Full Height Loading Door
- Three Phase Electricity
- High Spec Office Fit Out
- Rates Exempt
- Within 1.1 miles of M67

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Summary

Available Size	920 to 1,840 sq ft
Rent	£15,000 - £30,000 per annum
Rates Payable	£3.85 per sq ft
Rateable Value	£7,100
EPC Rating	Upon enquiry

Description

1840 sq.ft. Warehouse Unit. The property which can be summarised as follows:

- Steel Frame Construction with Half Brick & Half Clad Elevations under Pitched Corrugated Steel Roof
- Warehouse circa 5m to eaves / Bay lighting
- High Specification Office space providing open plan with kitchen and meeting room
- Two adjoining units available separately from 920 sqft or combined to provide 1840 sqft
- Full height loading door 3.2m Width - 2.8m Height
- Internal Security roller shutters and external security anti ram bar
- On a fully fenced, gated and secure estate providing extensive parking, loading and circulation space

Location

A modern Trade Counter/Warehouse located on a multi tenanted estate located within an established commercial location in Hyde.

M60 - 3.1 miles

M67 - 1.1 miles

Adjacent Occupiers include ParcelWise, Multiple Winding Company, Invopak.

Terms

On a leasehold basis to be agreed.

Accommodation

The accommodation is subdivided into warehouse, office and toilet amenity.

Overall- 920 sq.ft

Services

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

Rateable Value

£7100

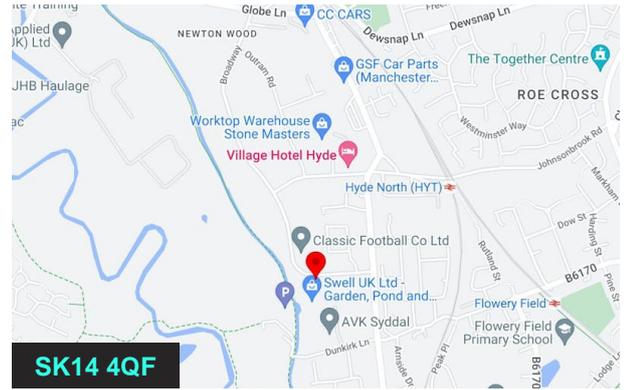
Rent

£15,000 p.a. to £30,000 p.a.

EPC

Available on request.

VAT



Viewing & Further Information



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