

TO LET Unit B9D

LIGHT INDUSTRIAL SPACE
NEWTON BUSINESS PARK



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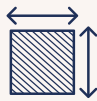
Unit B9D Newton Business Park, Talbot Road, Hyde SK14 4UQ

Price **£11,291** Per Annum



Property Type

LIGHT INDUSTRIAL UNIT



Size

1,613 SQFT



Tenure

LEASEHOLD



Area

TAMESIDE



EPC

N/A



Existing Use

CLASS B2/B8



Key Features

- Pedestrian and pallet access available through the shared communal entrance.
- Ancillary office accommodation, storage space and staff facilities included.
- Suitable for manufacturing, storage, distribution and similar commercial uses.
- Staff WC facilities provided within the unit.
- Loading access via an electric roller shutter door to assist operational requirements.
- Located within an established commercial estate benefiting from neighbouring occupiers.

Additional Photography



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Lease Terms

The landlord can offer competitive rental rates and flexible lease terms to support your business growth.

Additional Information

For detailed information on individual units, including VAT, availability and rental prices, please consult the property consultants listed below. The agents can also advise on service charges, insurance and water costs.

Viewings

Viewings are by appointment only.



Tariq Mushtaq
Property Consultant

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- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
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- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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