

UNIT 2B EAST TAME BUSINESS PARK

TALBOT ROAD/REXCINE WAY | HYDE | MANCHESTER | SK14 4GX

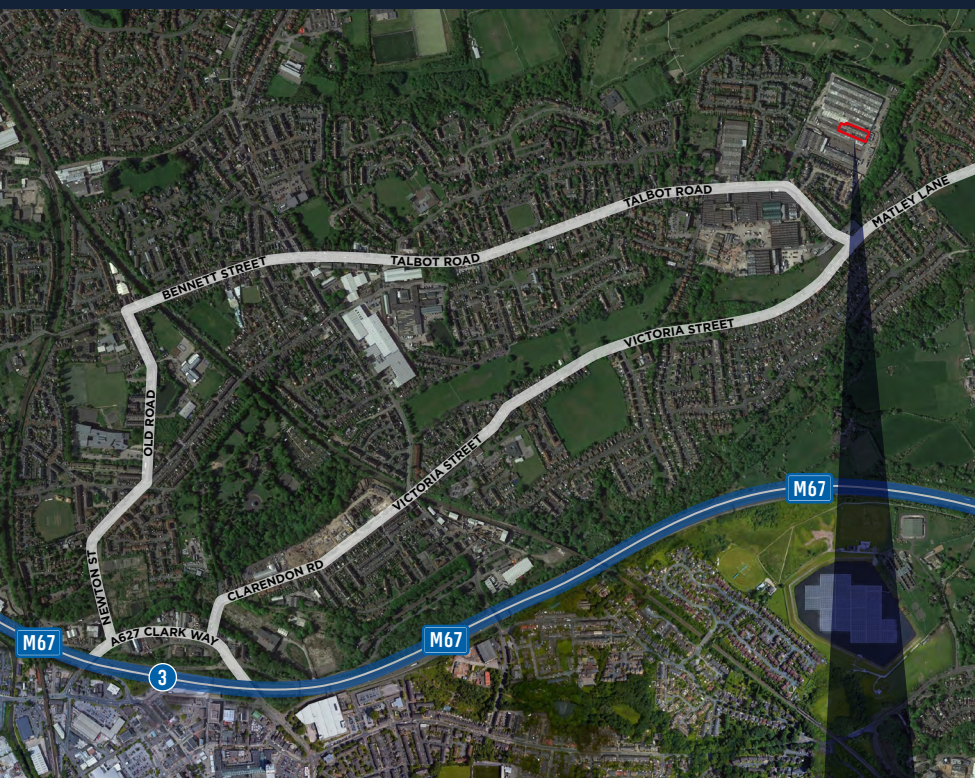

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION



TO LET

INDUSTRIAL/WAREHOUSE UNIT
16,138 SQ FT (1,499.2 SQ M)

www.easttame-hyde.co.uk



EAST TAME BUSINESS PARK | TALBOT ROAD | HYDE | SK14 4GX

LOCATION

East Tame Business Park is conveniently situated in Hyde, Cheshire, approximately 8 miles to the east of Manchester City Centre. The site is well positioned close to the M60 Orbital Motorway, and is easily accessed from Junction 3 of the M67. The site is within the Newton area, approximately 1.5 miles outside Hyde town centre.

TERMS

The unit is available on flexible lease for a term to be agreed. Details of the rent and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

EPC

The EPC rating is D82. A copy of the EPC certificate is available on request.

DESCRIPTION

Unit 2B is a semi-detached industrial unit measuring 16,138 sq ft. The unit has recently been refurbished and offers 12,092 sq ft of warehouse space, with 1,832 sq ft of stores and an integral office covering 2,214 sq ft. Externally the unit offers ample circulation space to the front and ample parking.

East Tame Business Park covers over 236,000 sq ft of industrial / warehouse accommodation split across three blocks. The estate benefits from on-site security with gated entrance, and a one way perimeter road system.

SPECIFICATION

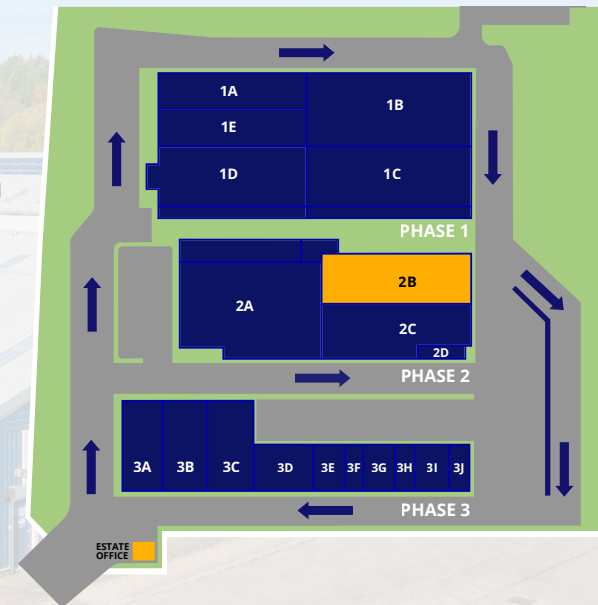
Warehouse

- Electrically operated loading door – 4.0m wide x 4.5m high
- 4.5m to eaves and 6.7m to underside of ridge
- Led lighting
- New insulated roof panels with polycarbonate roof lights
- Gas fired space heater

Offices

- Carpeted throughout
- Suspended ceiling with integrated LED lighting
- Gas fired central heating
- Dado trunking
- WC facilities

SITE PLAN



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

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