

TO LET

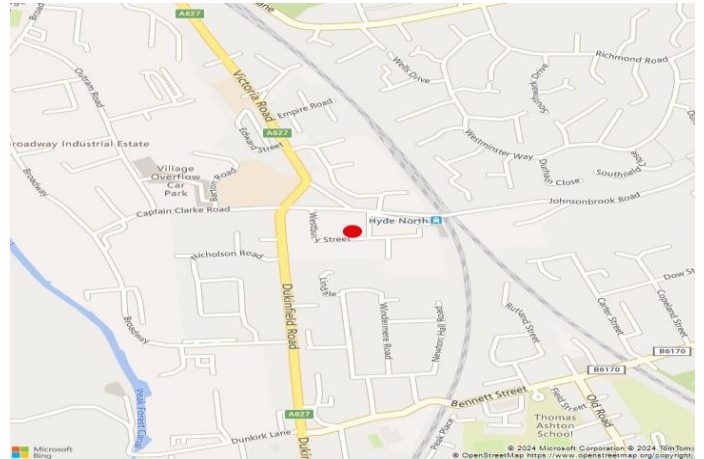


Westbury Street, Hyde, Greater Manchester, **SK14 4QP**

**Modern Self-Contained
Warehouse Plus Trade Counter
22,950 Sq Ft (2,132.05 Sq M)**

- Within ½ Mile of Junction 3 M67 Motorway
- Electric Roller Shutter Loading Doors
- Eaves Height up to 8m
- Quality Trade Counter/Showroom
- High Quality Offices
- Heating and Lighting Throughout





Location

The facility is situated on Westbury Street at the junction with the A627 Dukinfield Road, Hyde. Access to Junction 3 of the M67 motorway is within ½ mile of the premises and access to junction 23 of the M60 motorway is within 1 mile. Hyde town centre is located ½ mile away via the A627. In addition Hyde North railway station is located just opposite the unit.

Manchester City Centre is located approximately 7 miles to the west of the premises and Manchester Airport is 11 miles away.

The surrounding area comprises mainly industrial/commercial end users and nearby occupiers include Invopak and the Village Hotel.

Description

The premises comprise a detached purpose built ground floor warehouse with two storey offices. The property is constructed by way of a traditional steel portal frame with brick built elevations.

The warehouse element comprises a series of interconnected bays with varying heights up to a maximum of 8m to eaves. Loading is via a series of electrically operated loading doors. Internally, the warehouse provides a combination of stores and high bay warehouse areas which are fully heated and lit throughout. Some of the bays have new roofs.

There is a functioning trade counter fronting Westbury Street which benefits from a suspended ceiling and LED lighting which could also be used as a showroom facility.

The unit also benefits from high quality two story office accommodation which houses WC and staff welfare

facilities. The complex would make an ideal HQ facility.

Accommodation

The property provides the following Gross Internal Area:

22,950 sq ft - (2,132.12 sq m)

A full breakdown of the various elements is available on request.

Quoting Rental

£150,000 per annum, plus VAT.

Business Rates

The property has a Rateable Value of £58,000 providing a rates liability of £30,276 per annum.

EPC

Upon request.

VAT

VAT is applicable at the prevailing rate.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

30 September 2024