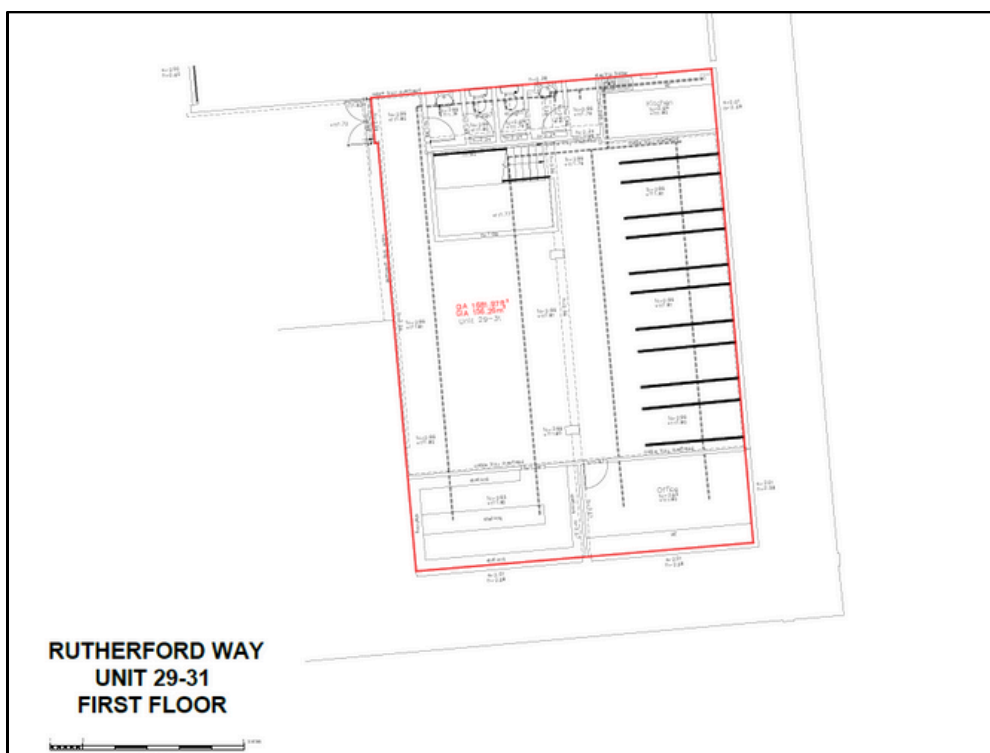


# To Let



## Hyde

First Floor, 29-31 Rutherford Way,  
Clarendon Square Shopping Centre

1,456 sq ft (135 sq m)

Rent on Application

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**Location & Description:**

- Space available for office/storage use.
  - The subject premises are situated above the recently opened Coffee House store within Clarendon Square.
  - The unit benefits from its own private access via the service yard.
  - The location presents a great opportunity from someone requiring town centre office/storage space.
  - Retailers inside the shopping centre include Coffee House, Superdrug, OneBelow, Bodycare.
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**Demise:**

Sales Area 1,456 sq ft (135 sq m)

**Rent:**

Available upon request.

**Lease:**

A new effectively full repairing and insuring lease for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

To be reassessed following recent re-configuration.

**Date Prepared:**

November 2024

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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Experian Goad Plan Created: 20/11/2024  
Created By: Barker Proudlove Ltd



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