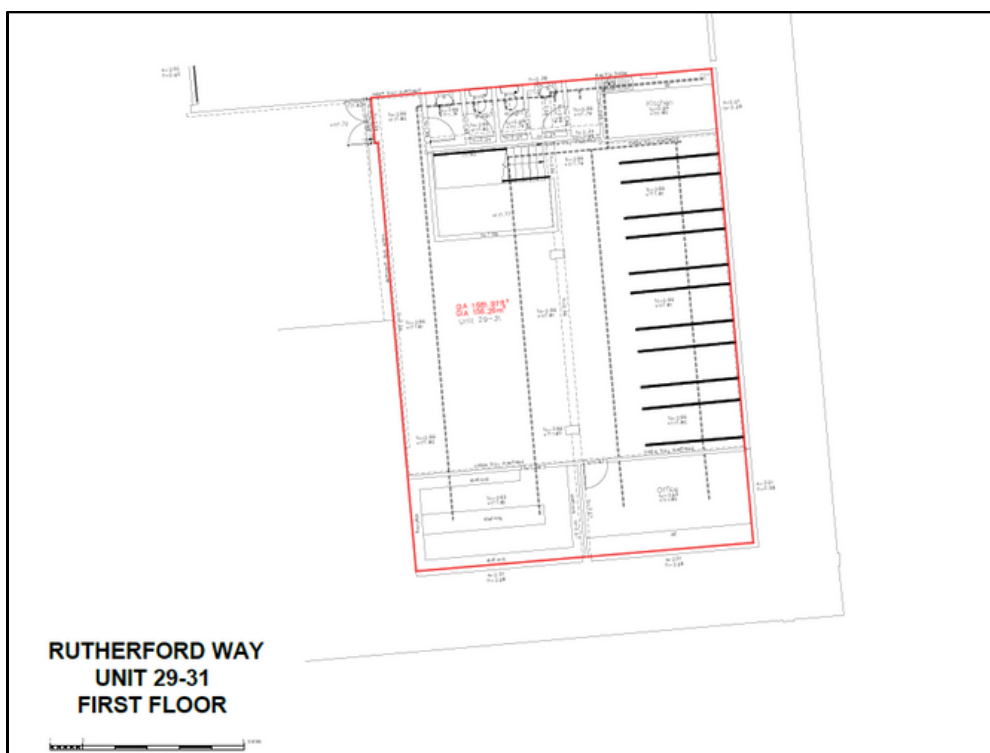


To Let



Hyde

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

1,456 sq ft (135 sq m)

Rent on Application

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.
-

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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Hyde



FIRST FLOOR,
29-31 RUTHERFORD WAY

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



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