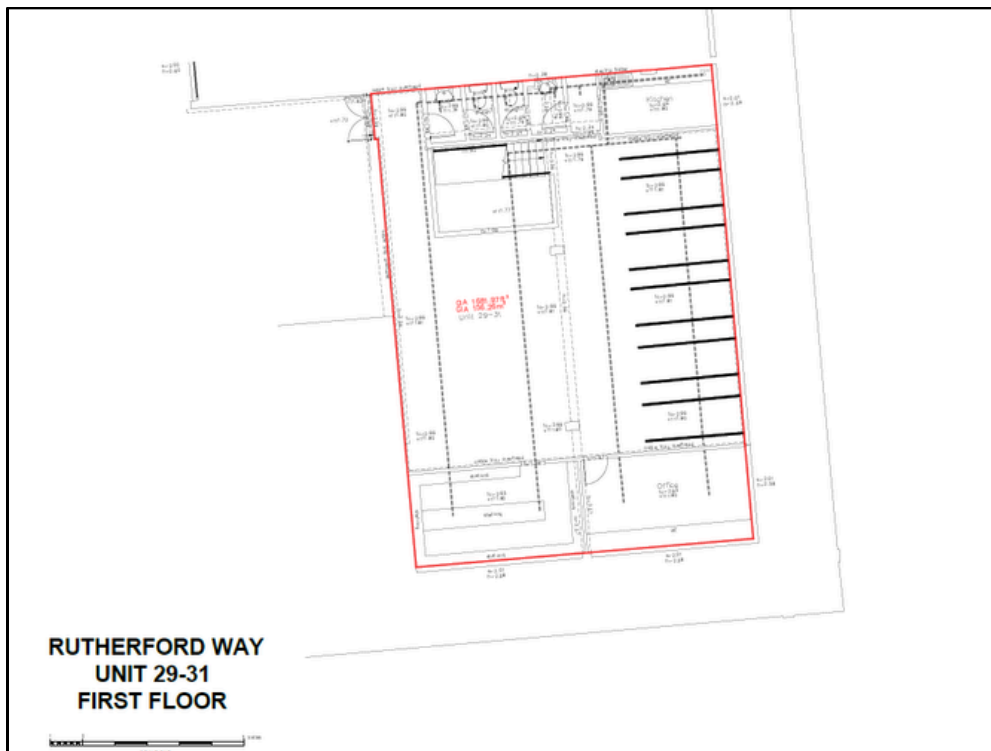


# To Let



## Hyde

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

Sales Area: 1,682 sq ft (156.26 sq m)

Rent on Application

## Location & Description:

- Space available for office/storage use.
- The subject premises are situated above the Coffee House 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 and OneBelow.

### Demise:

Sales Area 1,682 sq ft (156.26 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:

Energy Performance Rating Assessment – E.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

To be reassessed following recent re-configuration.

### Date Prepared:

Updated May 2026

**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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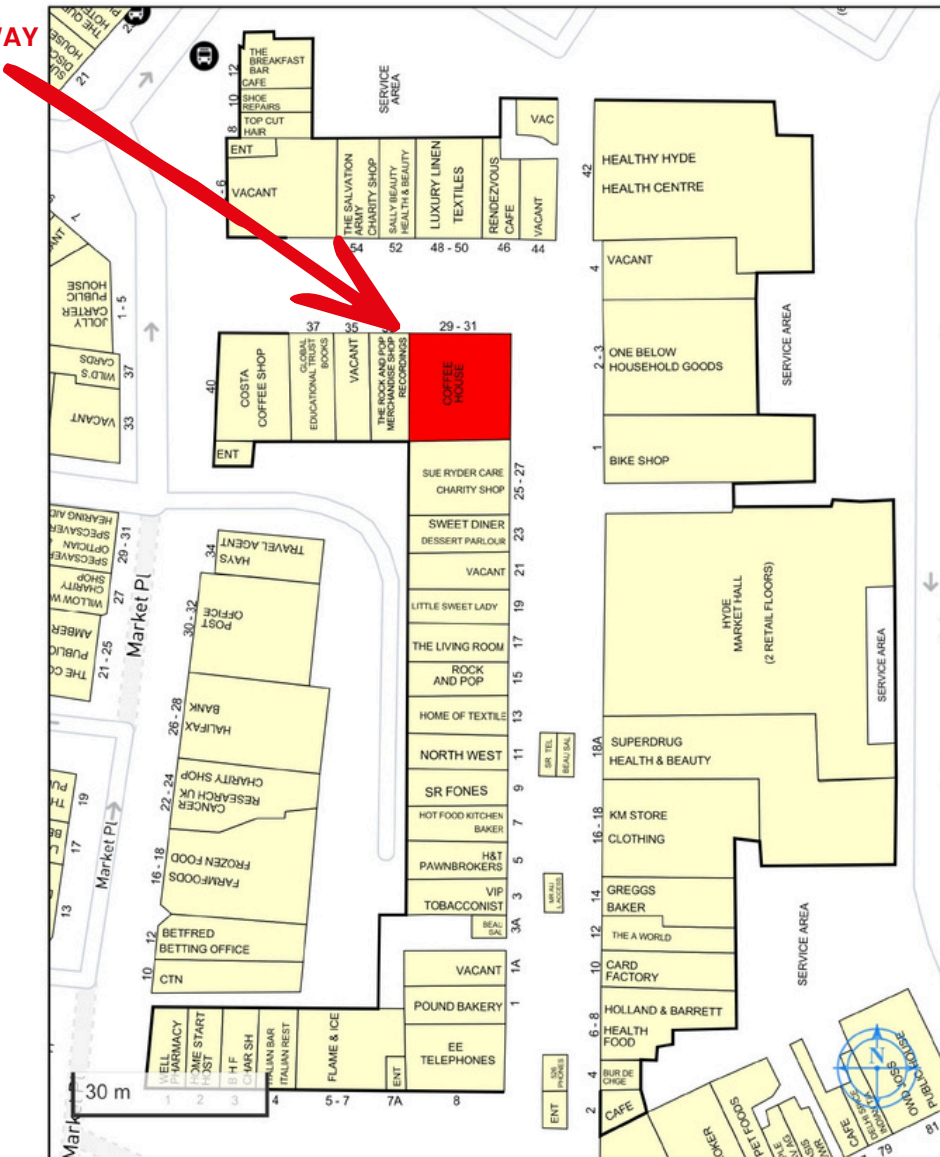


Hyde (First Floor, 29-31 Rutherford Way Goad)

Modified: 07-May-26 11:58:31 / Surveyed: 30-Oct-23



FIRST FLOOR,  
29-31 RUTHERFORD WAY



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