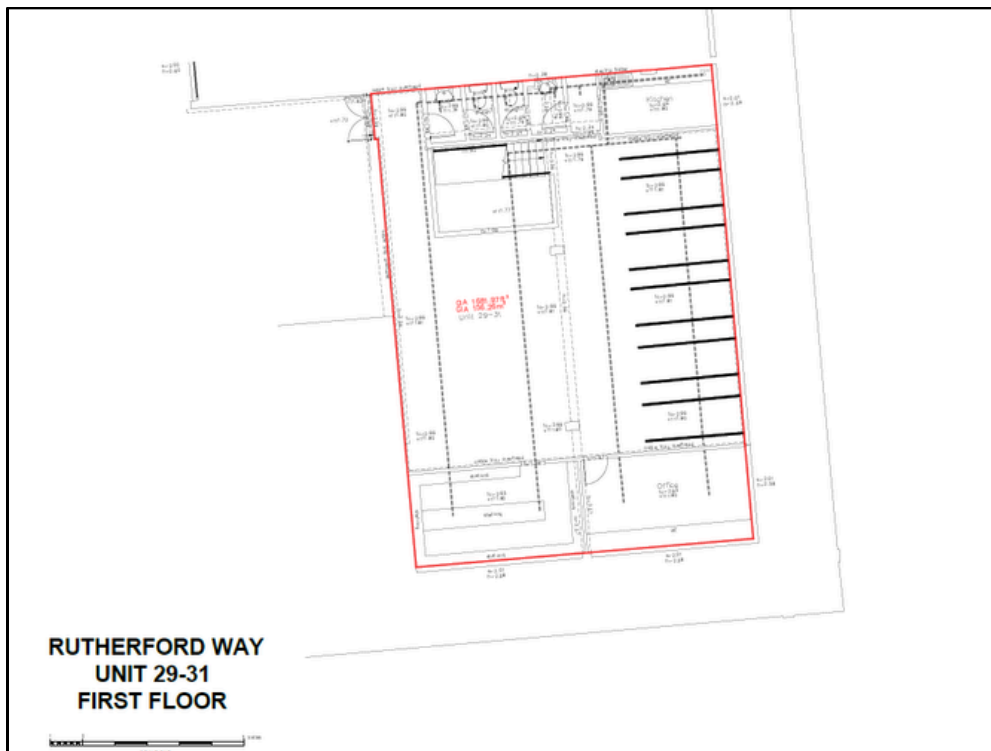


To Let



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:

Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk

James Lamming

07715 678630

james@barkerproudlove.co.uk

