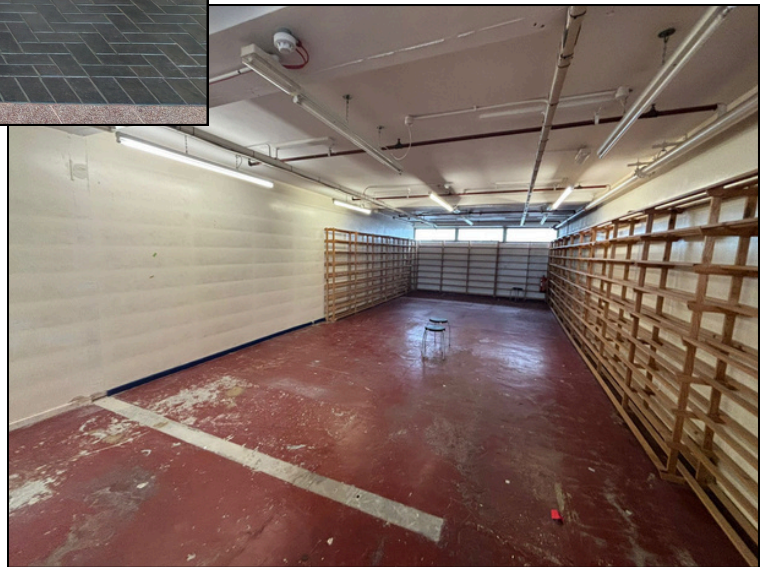


To Let



Hyde

35 Rutherford Way, Clarendon Square Shopping Centre

Ground Floor: 905 sq ft (84.08 sq m)

Rent Upon Application

LAST UNIT REMAINING ON RUTHERFORD WAY

Location & Description:

- **The subject premises are situated fronting Rutherford Way in Clarendon Square Shopping Centre.**
- **Nearby businesses include Coffee House, OneBelow, Healthy Hyde & Costa.**
- **The accommodation is arranged over ground and first floors.**

Demise:

Ground Floor Sales 905 sq ft (84.08 sq m)
First Floor 897 sq ft (83.33 sq m)

Rent:

Available upon request.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current period stands at approximately £16,077.75.

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £13,000.

Date Prepared:



Updated May 2026

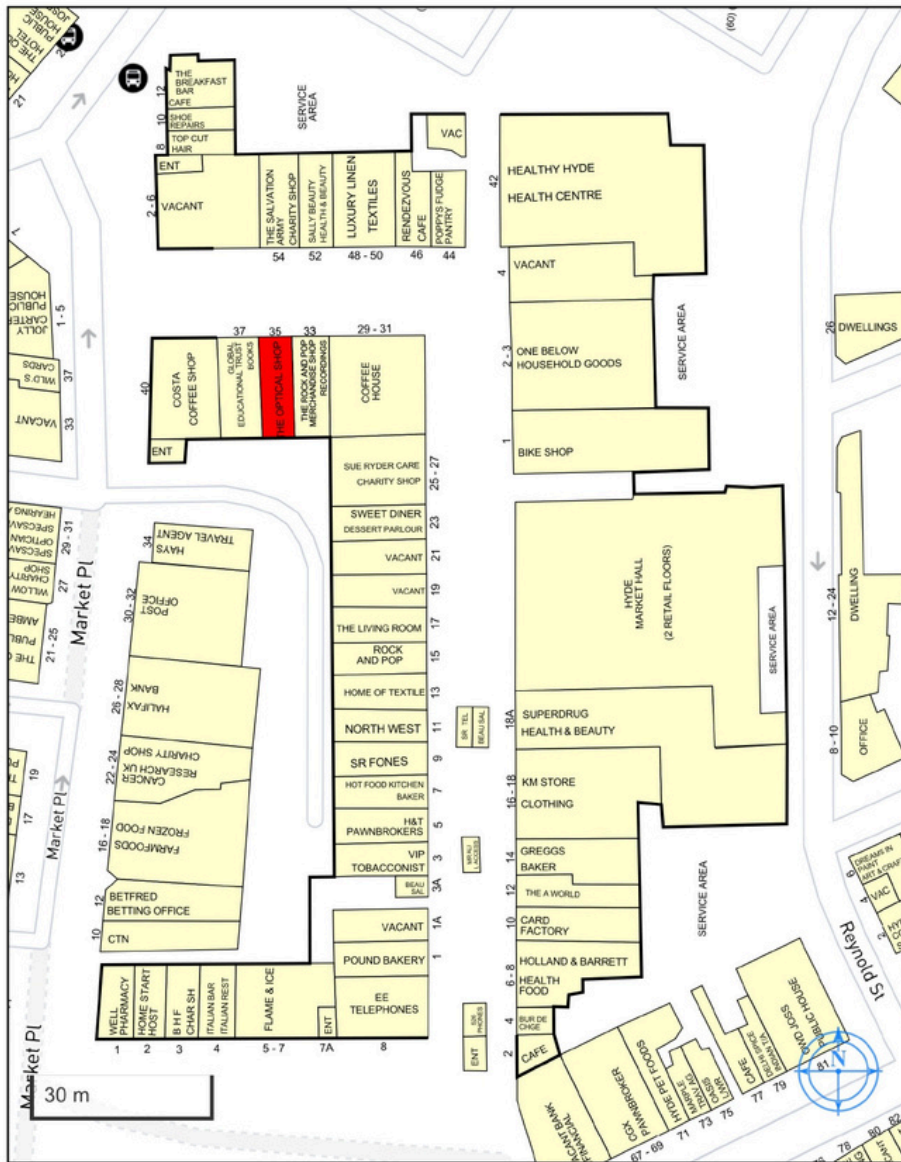
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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Hyde (35 Rutherford Way Goad May 2026)
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