



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

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EAST TAME BUSINESS PARK

PHASE 5

WAREHOUSE/OFFICE



TALBOT ROAD • REXCINE WAY • HYDE • MANCHESTER • SK14 4GX

- Excellent value for money
- Flexible lease terms
- Extensive car parking
- On-site security and CCTV
- Excellent nearby amenities
- Flexible range of sizes
- Capable of combining units

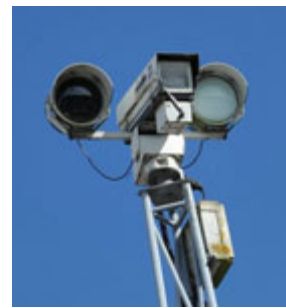
TO LET

WAREHOUSE / OFFICE ACCOMMODATION

INDIVIDUAL UNITS FROM
9,180 - 10,973 SQ FT
(852.8 - 1,019.4 SQ M)

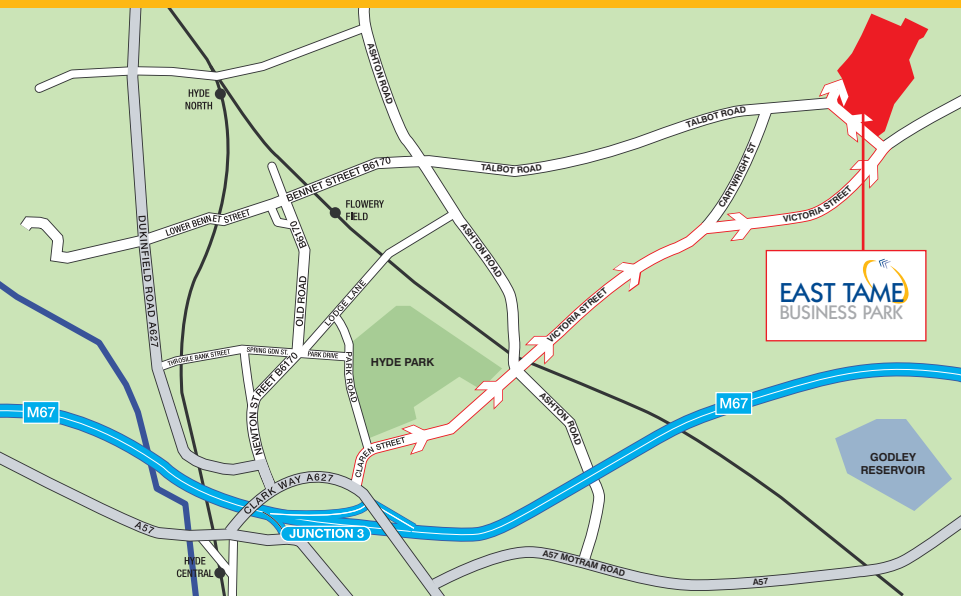


EAST TAME BUSINESS PARK



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SK14 4GX



LOCATION

East Tame Business Park is conveniently situated in Hyde, Cheshire, approximately 8 miles to the east of Manchester City Centre. The site is well positioned close to the M60 Orbital Motorway, and is easily accessed from junction 3 of the M67. The site is within the Newton area, approximately 1.5 miles outside Hyde town centre.

SPECIFICATION

Unit 5a and 5b

- All mains power available including large power supply
- Units can be combined
- Steel frame construction with brick infill
- Level access loading doors and canopy

Unit 5c

- Conservatory style entrance
- Mix of open plan and cellular offices accessed off a central corridor
- Reception
- Boardroom
- Combined air conditioning and heating
- Perimeter trunking
- Kitchen/canteen facilities
- Male, female and disabled WC's
- Shower room
- External canopy providing covered parking

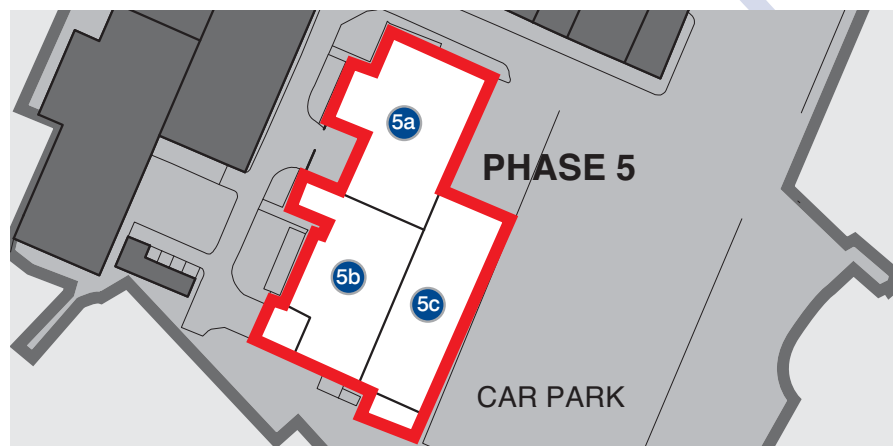
ACCOMMODATION

Phase 5 represents the latest development at East Tame Business Park.

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to give the following gross internal floor areas:

UNIT	SQ FT	(SQ M)
5a	10,973	(1,019.4)
5b	9,180	(852.8)
5c	9,191	(854)
TOTAL	29,344	(2,726.2)

SITE PLAN



LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease on flexible lease terms.

RENTAL

Availability and rental upon application.

VAT

All prices quoted are exclusive of, but will be subject to VAT at the standard rate.

VIEWINGS

Strictly by appointment with the joint letting agents King Sturge and Whittle Jones.

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