



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

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EAST TAME BUSINESS PARK

**INDUSTRIAL/WAREHOUSE
OFFICE**



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

- Close to M60 Orbital
- Flexible tenancies to suit your needs
- Excellent amenities within easy reach
- Flexible range of sizes
- Large power supply
- On-site security and CCTV

TO LET

INDUSTRIAL / WAREHOUSE / OFFICE
ACCOMMODATION

**FROM 1,482 - 128,279 SQ FT
(138 - 11,917 SQ M)**



INDUSTRIAL



WAREHOUSE



OFFICE



EAST TAME BUSINESS PARK

DESCRIPTION

East Tame Business Park covers approximately 15 acres (6 ha) and provides a range of fully refurbished industrial and warehouse units amounting to 26,386 sq m (284,021 sq ft). The units are newly refurbished on the site of a former manufacturing facility and can be combined to meet occupiers precise requirements.

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What you get at East Tame Business Park...

- Large power supply
- Business park location
- Extensive car parking
- Fully secure site with manned security and CCTV
- One way road system to provide ease of movement
- Flood lighting



FROM 1,482 - 128,279 SQ FT (138 - 11,917 SQ M)



ACCOMMODATION

The newly refurbished units benefit from the following:

- Steel portal frame construction
- Predominantly lined and insulated roof
- 3.75m - 4.6m to eaves
- 6.65m to ridge
- Level access loading doors
- All mains services available including generous power supply
- Flexibility of layout allowing combination of units and sizes

TERMS

The units will be available by way of new fully repairing and insuring leases on terms to be agreed. Flexible lease terms and expansion options available.



RENTAL

For current availability please see the enclosed schedule.

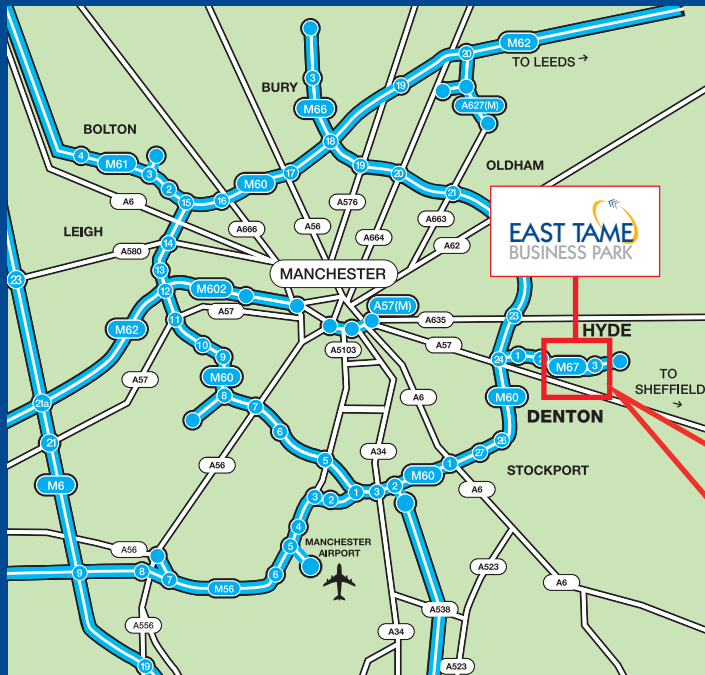
VAT

All prices quoted are exclusive of, but will be subject to VAT.

EAST TAME BUSINESS PARK



TALBOT ROAD • REXCINE WAY • HYDE • MANCHESTER



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.



TRAVEL DISTANCES

DESTINATION	DISTANCE (approx)
J3 M67 motorway	1.5 miles
J24 M60 orbital	4 miles
Hyde Town Centre	1.5 miles
Manchester City Centre	8 miles

...A FIRST CLASS LOCATION
WITH EXCEPTIONAL AMENITIES

FURTHER INFORMATION

Please contact the letting team at Whittle Jones on 01257 238 666 to arrange a viewing.



www.easttame-hyde.co.uk



www.northerntrust.co.uk

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