



FOR SALE (MAY LET) – GRAFTON HOUSE, HYDE, SK14 2AX
10,200 sq ft Self-Contained Premises

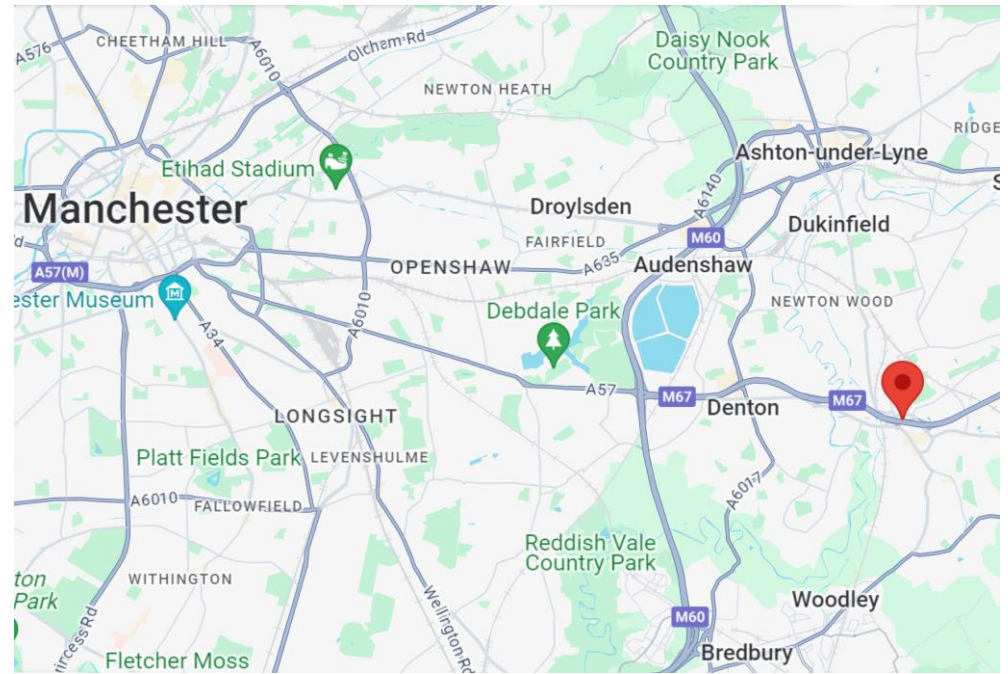
PROPERTY SUMMARY

Grafton House is a self-contained detached office building located in Hyde. The 2-storey property totals 10,221 sq ft over ground and first floor with the majority of accommodation across ground floor. The property sits within a secured site with private car parking for 35 spaces.

Grafton House has been used as a HQ office building and remains fitted for office function with a range of meeting room, breakout areas and open plan workspace.

The property would suit a variety of uses going forward subject to gaining the necessary planning consent. The current use class is E.

Grafton House is available for sale on a freehold basis however the Vendor may consider leasehold.



Location plan

LOCATION

Grafton House is situated off Junction 3 of the M67 and accessed via Clark Way leading to Grafton Street.

The M60 orbital motorway is 2.5 miles away giving access to the wider motorway network. Manchester city centre and Stockport town centre are both 7 miles from Grafton House.

Hyde town centre is a short walk away to the South of Grafton House providing a wide range of retail amenity.

Hyde Central Station is 0.3 miles from the property whilst Newton for Hyde Station is 0.7 miles away. Hyde Bus Station is 0.2 miles away.

Manchester airport is located 14 miles away and accessed via M60 and M56 motorway.



DESCRIPTION & SPECIFICATION

The 2-storey self-contained office building measures 10,221 sq ft in total. The ground floor comprises 6,574 sq ft and has been partitioned into a range of smaller offices, meeting rooms and breakout areas. The first-floor comprises 3,647 sq ft and is predominantly open plan.

The accommodation would benefit from cosmetic refurbishment and there is scope to strip out the existing fit-out to create a more open plan configuration or to suit alternative uses.

Specification Includes:

- Heating & cooling air-conditioning
- Passenger lift
- Male, female and DDA WC's to all floors
- 35 parking spaces



THE OPPORTUNITY

Grafton House is currently used as a headquarter office building under Use Class E however may suit a variety of alternative uses, subject to gaining the necessary change of use or planning application.

Interested parties are to make their own planning enquiries.

PROPOSAL

The property is available for sale on a Freehold basis with offers invited in excess of **£1,000,000** equating to **£100 per sq ft**.

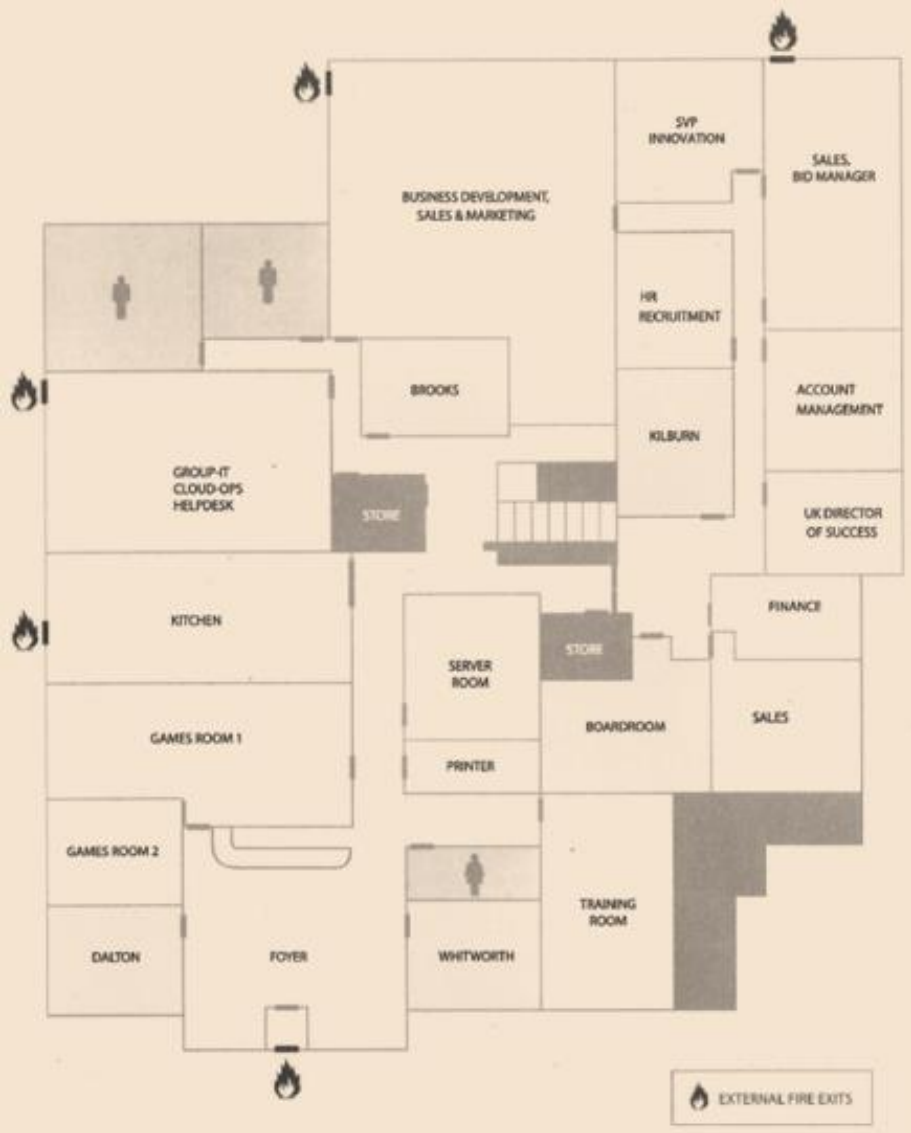
The vendor may consider a lease for the whole building subject to negotiation.



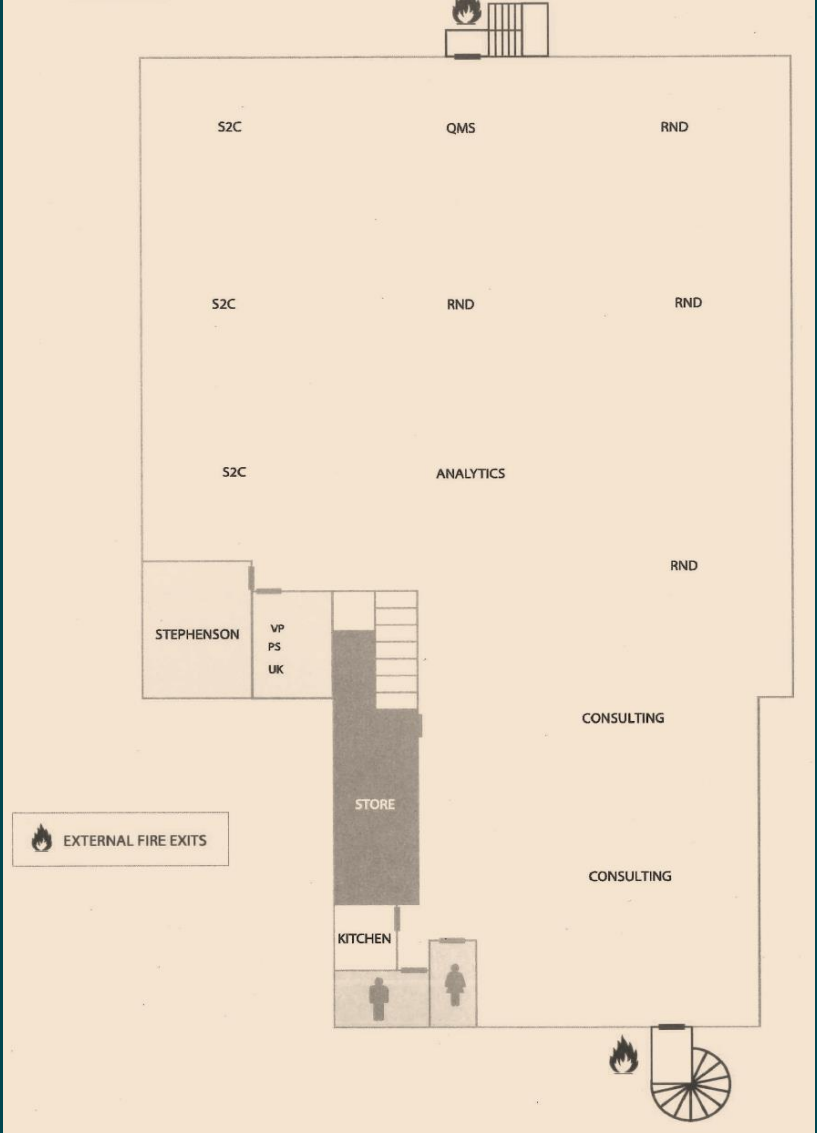


EXISTING FLOOR PLANS

GROUND FLOOR – 6,574 sq ft



FIRST FLOOR – 3,647 sq ft



Contact



- The Energy Performance Certificate is available on request.
- All prices are exclusive but may be liable to VAT at the prevailing rate.
- Each party to be responsible for their own legal fees incurred in the transaction.
- Business rates are payable and we recommend interested parties make their own enquiries to the local authority.

For further information, or to arrange a viewing, please contact the Knight Frank Office Agency Team:

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Date of Details: January 2024

Date of Photographs: January 2024

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