



St Mary's Industrial Park

Talbot Road
Hyde
SK14 4HN

**11,000 SQFT
TO
41,000 SQFT**



- Warehouse / Industrial Units
- From 11,000 sq.ft. up to 41,000 sq.ft
- Full Height Loading Doors
- 5.2m Eaves
- Good Quality Office/Amenity Block
- LED Lighting
- Secure Site/ CCTV
- Within 1 mile of M67

Location

A prominently located Industrial Estate in Newton, Hyde. The area provides a mix of residential, community and commercial occupiers.

M67 Junction 3 - 0.8 miles

M60 J24 - 3.5 miles

Newton Hyde Train Station - 0.6 miles



Description

An Industrial estate of 6 self contained units available separately from 11,000 sq ft or combined to provide up to 41,000 sq ft. The estate/property can be summarised as follows:

- Steel Frame Construction with Part Brick and Part Clad Elevations all under a Pitched Corrugated Roof
- 5.2m Eaves with Full Height Loading Doors
- All benefiting from integral Office, Kitchen and Toilet Amenities
- LED Lighting, Gas Blower Heaters & Three Phase Electricity
- On a secure gated site together with extensive parking. CCTV in operation
- Additional Offices available subject to separate negotiation

Accommodation

Unit 3	3,600 sq.ft
Unit 4	7,400 sq.ft
Unit 5	15,000 sq.ft
Unit 6	14,000 sq.ft
Overall	40,000 sq.ft

Services

All mains services available to the property. Electricity, gas, water and drainage

Rateable Value

For information on Rateable Value please visit www.voa.gov.uk

Rent

Rent on application

EPC

Available on request.



Terms

On leasehold basis with terms to be agreed.

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE

Michael Blackshaw mb@mbre.space 07792201467

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