



Unit 1
Kingston Mills
Hyde
SK14 2BZ

**10,021
SQ.FT.**



- Warehouse /Industrial Unit
- Full Height Loading Doors
- Extensive On Site Parking
- Eaves 5.8m / Apex 7.9m
- Within Trade & Warehouse Cluster
- Prominently Located
- LED Bay Lighting
- Within 0.4 miles of M67

Location

A Trade Counter/Warehouse unit prominently located with direct visibility from Manchester Road. The immediate area provides a mix of commercial and residential located on the fringe of Hyde Town Centre

M67, Junction 3 - 0.4 miles

Hyde Central - 0.4 miles

Manchester City Centre- 7 miles

Manchester Airport - 13 miles



Description

A 10,021 sq.ft. Trade Counter Warehouse Unit. The property can be summarised as follows:

- Providing a mix of warehouse, open plan office, private office, meeting rooms and toilet/kitchen amenity
- Of traditional construction with part brick part clad elevations all under a pitched roof
- Steel Portal Framed Warehouse Bay. Max Eaves Height 5.8m / Apex Height 7.9m
- Electrically operated main bay loading door. Width 4m / Height 3.9m.
- 10 allocated parking spaces. Fully secured gated site together with CCTV
- Prominently located within very well established warehouse/trade counter cluster
- Three Phase Electricity, LED bay lighting

Accommodation

Main Warehouse	6,794 sq.ft
Warehouse Stores	1,776 sq.ft
Office/Kitchen Amenity	1,030 sq.ft
Overall	10,021sq.ft

Services

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

Rateable Value

£41,500

Rent

£62,000 p.a.

EPC

Available on request.



Terms

On leasehold terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111

Michael Blackshaw mb@mbre.space 07792201467

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