



GF Digital House

35 Ridling Lane
Hyde
SK14 1NP

**1,451
SQ.FT**



- Prominent two storey office premises
- Available as a whole/office 1/office 2
- Access to kitchen/toilet facilities at GF level.
- Contract parking available Tameside Council
- Substantial unrestricted on road car parking
- A short walk to Morrisons/KFC/Hyde centre
- Low RV's - 100% SBRR available - NIL RATES
- Low Rent/No VAT/Nil Rates/Flexible terms

Location

Digital House is located fronting the busy Union Street opposite KFC and Clarendon Square shopping centre and close to Morrisons. The property is a short drive to the M67 motorway.

- Hyde centre: 5 minute walk.
- M67: 0.5 miles.
- Stockport: 7 miles.



Description/Accommodation

Digital House is a purpose built two storey office premises with brickwork elevations under a pitched tiled roof. The office has an imposing glazed main entrance with access to the ground floor office suites and stairwell access to the first floor office suites. To the rear is an external steel fire escape staircase. The ground floor office suite benefits from kitchen and toilet facilities and can be let independently or combined.

Ground floor: 1,451 Sq.ft (approx Gross) including offices and access to kitchen & toilets facilities.

- Office 1 ground floor: 825 Sq.ft net Private office with access to communal kitchen & toilet facilities.
- Office 2 ground floor: 626 Sq.ft net Private office with access to communal kitchen & toilet facilities.

Rateable Value

Office 1 Ground floor RV: £7,200.

Office 2 Ground floor RV: £6,400.

Small Business Rates Multiplier 2023/24: 49.9p.

All enquiries with TMBC - 0161 342 2045.

Terms

The property is available on a new effective full repairing & insuring Lease for a number of years to be agreed.

Utilities

Mains services are available including water, electricity and gas (central heating).

Car Parking

Tameside Council contract parking available.

Mon-Fri: 6 months - £140. Mon-Fri: 12 months - £250.

Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Rent/VAT

- Ground floor: £18,000 per annum exclusive.

- Part Ground floor: 825 Sq.ft - £10,800pax/£900pcm.

- Part Ground floor: 626 Sq.ft - £8,400pax/£700pcm.

We understand that VAT is not payable at the property.

Building Insurance

The Landlord will insure the building. The premium will be recharged to the Tenants under the Lease terms.

Legal Costs

Tenants may be required to contribute towards Landlord legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. DECEMBER 2023.