



Dunkirk Lane, Hyde, **SK14 4NL**



TO LET

Fully refurbished first floor offices
4,766 sq ft



LOCATION

The property is situated fronting the A627 Dukinfield Road in Hyde, Greater Manchester. Access to the carpark is off Dunkirk Lane. Hyde Town Centre and Hyde Central Railway Station are within one mile of the property as is Junction 3 of the M67 Motorway leading to Junction 24 of the M60 and the remainder of the local motorway network. Other local train stations at Hyde North and Flowery Field area 10 minute walk away.



Location	Distance	Drive Time
Stockport Town Centre	7 miles	17 mins
Manchester Airport	15 miles	23 mins
Manchester	8 miles	24 mins
Liverpool Airport	42 miles	1 hr
Liverpool	48 miles	1 hr 12 mins
Sheffield	31 miles	1 hr 15 mins
Leeds	41 miles	1 hr 22 mins



DESCRIPTION

The 2 storey offices are of brick construction with the available suite to be found on the first floor. The office suite has undergone an extensive refurbishment programme including new carpeting throughout, new Male and Female WC's and shower facilities. The suite benefits from good levels of natural light and has gas fired central heating. When extra light is needed LED fittings are sited within the suspended ceiling.

Car parking is available in the large secure yard area.

The premises benefits from good security with secure palisade fencing and CCTV.



**SUSPENDED
CEILINGS**



**SHOWER
FACILITIES**



**GAS CENTRAL
HEATING**



LED LIGHTINGS



**CARPET FLOOR
COVERINGS**



**NATURAL
VENTILATION**



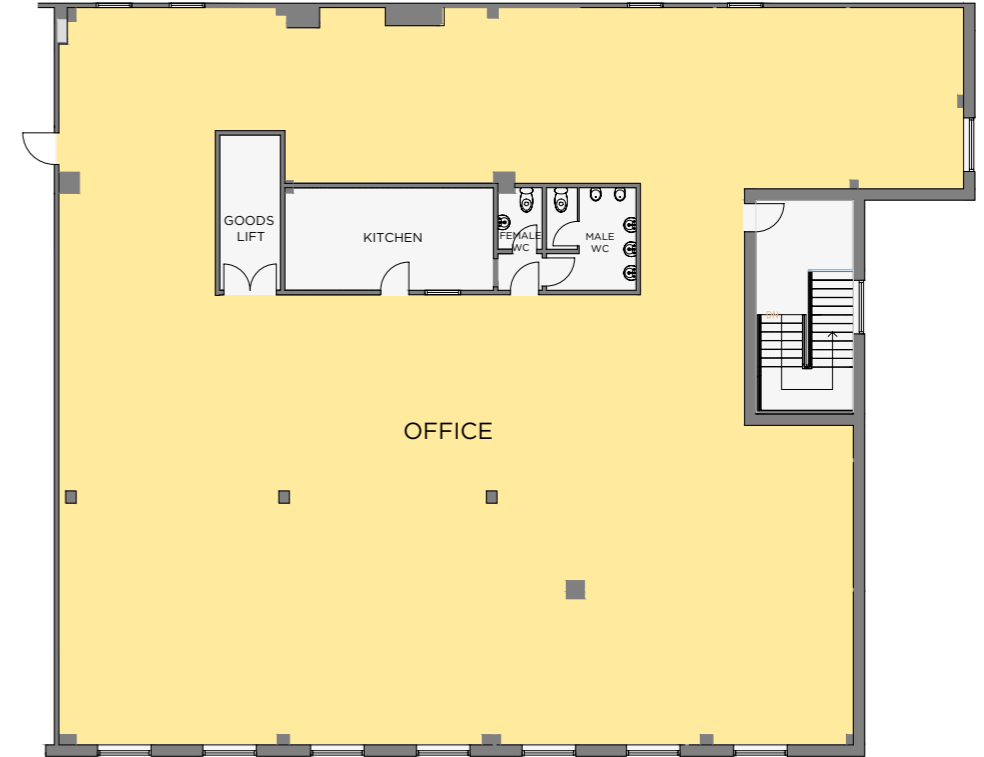
**NEW MALE AND
FEMALE WC'S**



**PERIMETER
TRUNKING**



**ONSITE
PARKING**



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4,766 sq ft





FURTHER INFORMATION

EPCs

An EPC for the unit is available upon request.

Rental

Upon application.

VAT

All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate.

Rates

We recommend that interested parties make their own enquiries via the local authority.

Terms

To Let on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction

Contact

For further information or to view please contact the joint agents;

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