



**Unit B**  
Broadway  
Hyde  
SK14 4QF

**6,800  
SQ.FT**



- Industrial / Warehouse Unit
- 5.2m Eaves - 6.7m Apex
- Bay Lighting
- Full Height Loading Door
- Three Phase Electricity
- 8 On Site Parking Spaces
- Office Amenity Block
- Within 1.1 miles of M67

## Location

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A modern Trade Counter/Warehouse located on a multi tenanted estate located within an established commercial location in Hyde.

M60 - 3.1 miles

M67 - 1.1 miles

Adjacent Occupiers include ParcelWise, Multiple Winding Company, Invopak



## Description

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A detached single storey 6800 sq.ft. Warehouse Unit. The property which can be summarised as follows:

- Steel Frame Construction with Half Brick & Half Clad Elevations under Pitched Corrugated Steel Roof
- Warehouse 5.2m to eaves / 6.5m apex, bay lighting
- Office/Amenity including open plan office/reception, kitchen, ladies/gents toilets
- Full height loading door Width 4.1m Height 4.7m
- Three Phase Electricity & Gas with Gas Blower Heaters
- On a fully fenced, gated and secure estate providing extensive parking, loading and circulation space
- 8 car parking spaces



## Accommodation

Warehouse	6,030 sq.ft
Office/Amenity	770 sq.ft
Overall	6,800 sq.ft

## Services

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

## Rateable Value

£40,250

## Rent

£47,000 p.a.

## EPC

Available on request.



## Terms

On a leasehold basis to be agreed

## VAT

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

Contact Sole Agents MBRE - 0161 850 1111

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