

# TO LET

LIGHT  
INDUSTRIAL/  
STORAGE  
UNIT



whozoo.

TAMESIDE

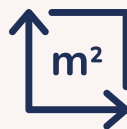
Unit B8 Newton Business Park, Talbot Road, Hyde SK14 4UQ

Price **£40,250** Per Annum



Property Type

**LIGHT INDUSTRIAL**



Size

**8,049 SQFT**



Tenure

**LEASEHOLD**



Borough

**TAMESIDE**



Planning Granted

**NO**



Existing Use

**CLASS B2/B8**

### Tenanted



NO

### Local Train Stations



Newton for Hyde (0.6 miles)  
Godley (0.8 miles)  
Flowery Field (1 mile)

### VAT Applicable



YES

### Rateable Value

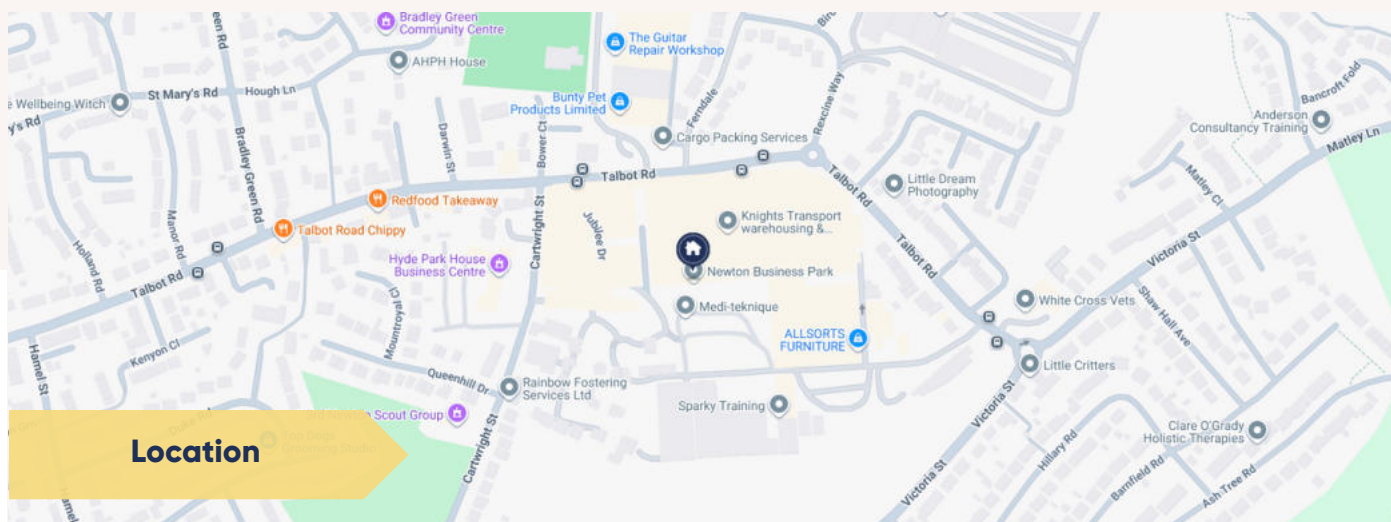


£9,900

### EPC



E



Location

### Additional Information

Commercial Unit To Let – Flexible Storage & Light Industrial Space

Size: 8,049 sq ft (with option to split into smaller units)  
Availability: Immediately

#### Key Features:

- Suitable for: Storage or Light Industrial use
- Ramp Access: Ideal for loading and unloading
- Two Office Blocks: Perfect for administrative or operational needs
- Flexible Layout
- Can be split into smaller units
- Available as one large unit for maximum space

#### Benefits:

- Excellent accessibility for vehicles
- Adaptable space for various business requirements
- Secure premises

#### Terms:

- Competitive rental rates
- Flexible lease terms available







**Tariq Mushtaq**  
**Property Consultant**

✉ tariqmushtaq@whozoo.co.uk  
☎ 07554 545 666



**Imran Ul Haq**  
**Property Consultant**

✉ imranulhaq@whozoo.co.uk  
☎ 07802 989 137



☎ 0333 200 8330

✉ info@whozoo.co.uk

🌐 www.whozoo.co.uk

📱 07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.