

OFFICE RETAIL INDUSTRIAL INVESTMENT LAND & DEVELOPMENT



# For Sale, Modern warehouse Unit

# Unit 7 Redfern Industrial Estate, Market Street, Hyde, North West, SK14 1RD

## 8,000 - 16,000 ft<sup>2</sup> (743.2 - 1,486.4 m<sup>2</sup>)

- Modern Detached Warehouse Unit
- Two loading doors
- Shared Yard
- Potential to split into two 8000 sq ft units
- 4.5 metre eaves height

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#### Description

The subject property is a modern detached single storey warehouse, suitable for a variety of industrial uses. It is available as a single unit or can be split to create two industrial units both of which are circa 8,000 sq ft each. The property benefits from a concrete painted warehouse floor, two loading doors, wc's and 4.5m eaves height. There is a shared yard to the exterior

#### Location

The subject property is located Hyde within the Metropolitan Borough of Tameside.

Access is provided via Dawson Street within Redfern Industrial Estate. The immediate locality is mixed-use and comprises of both housing and industrial use.

#### Accommodation

The unit is C16,000 sq ft but can potentially be split into two units of 8000 sq ft

#### Tenure

We understand the property is held Freehold, however, we would advise all parties to undertake their own investigations in this regard.

#### Price

The Unit is available at  $\pounds1,500,000$  or can be split with each unit available at  $\pounds750,000$  each, subject to contract

## **Planning Use**

Industrial Use

#### EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

#### **Business Rates**

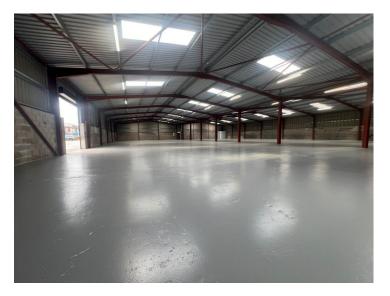
Business Rates will be applicable and all parties should make their own enquiries with the Valuation Office

#### Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

#### info@fletchercre.co.uk

01204 221 030



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