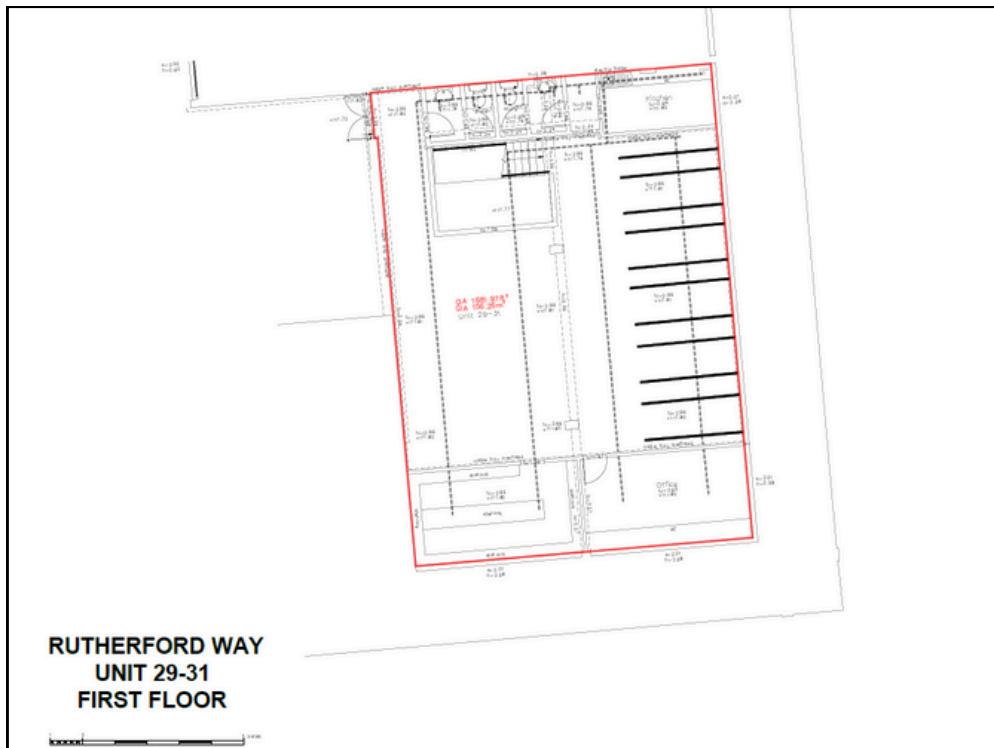


To Let



Hyde

First Floor, 29-31 Rutherford Way,
Clarendon Square Shopping Centre

1,456 sq ft (135 sq m)
Rent on Application

Location & Description:

- **Space available for office/storage use.**
- **The subject premises are situated above the recently opened Coffee House store within Clarendon Square.**
- **The unit benefits from its own private access via the service yard.**
- **The location presents a great opportunity from someone requiring town centre office/storage space.**
- **Retailers inside the shopping centre include Coffee House, Superdrug, OneBelow, Bodycare.**

Demise:

Sales Area 1,456 sq ft (135 sq m)

Rent:

Available upon request.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

To be reassessed following recent re-configuration.

Date Prepared:

July 2024

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Hyde

