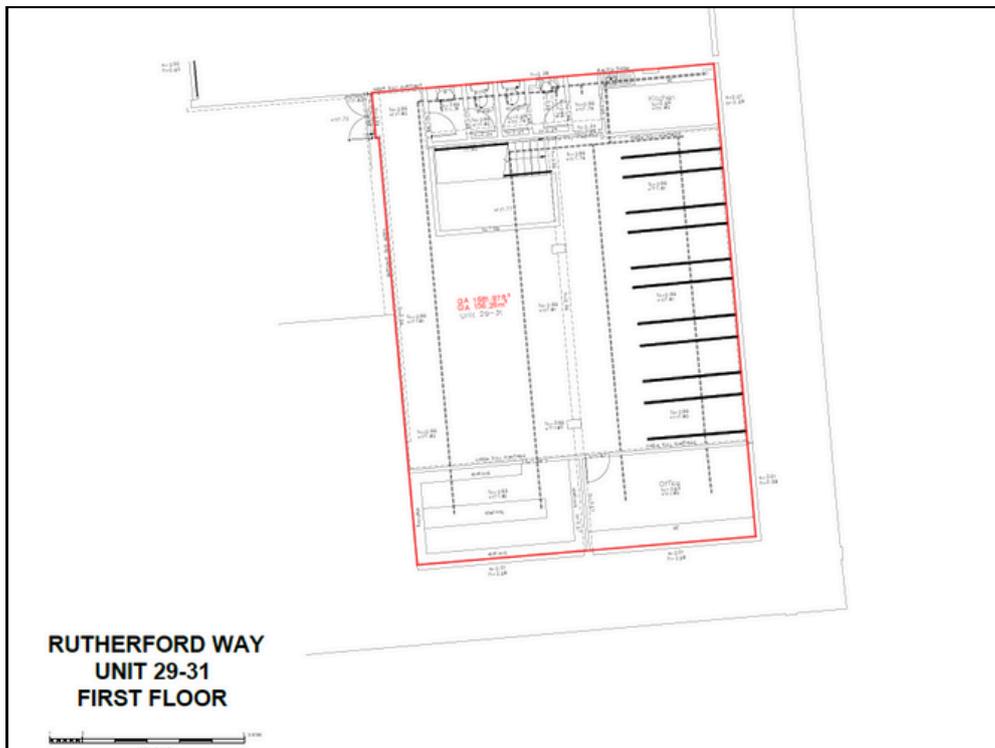


# To Let



## Hyde

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

1,456 sq ft (135 sq m)

Rent on Application

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## 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.

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### 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

### Contact Us:

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