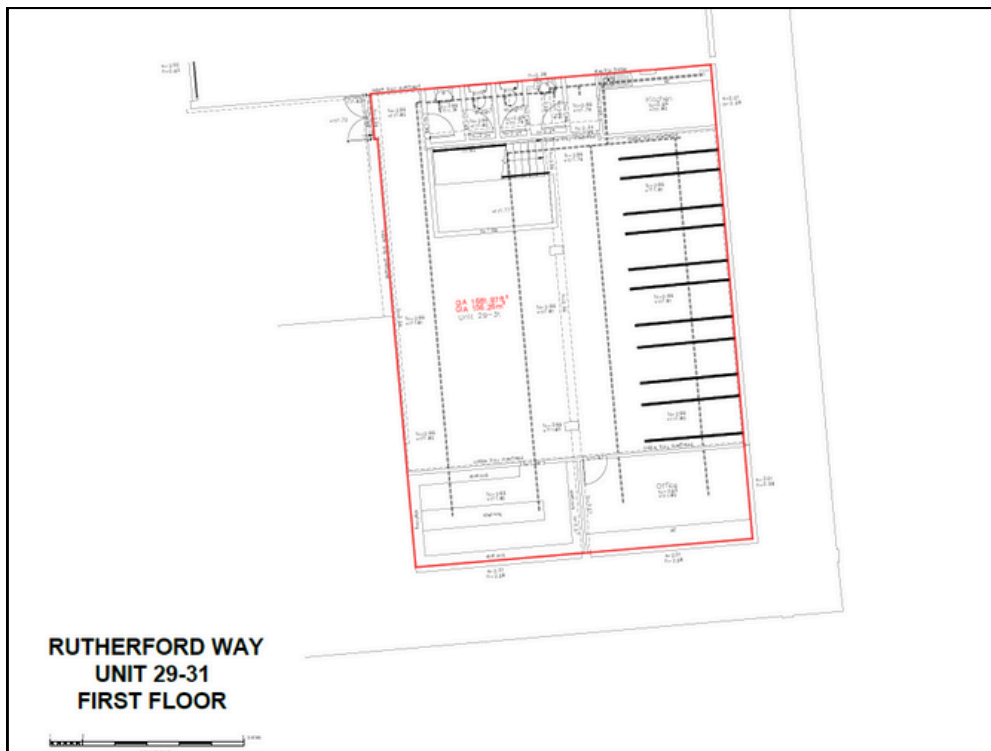


To Let



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:

October 2024

Contact Us:

Jack Deakin

07591 835782

jack@barkerproudlove.co.uk

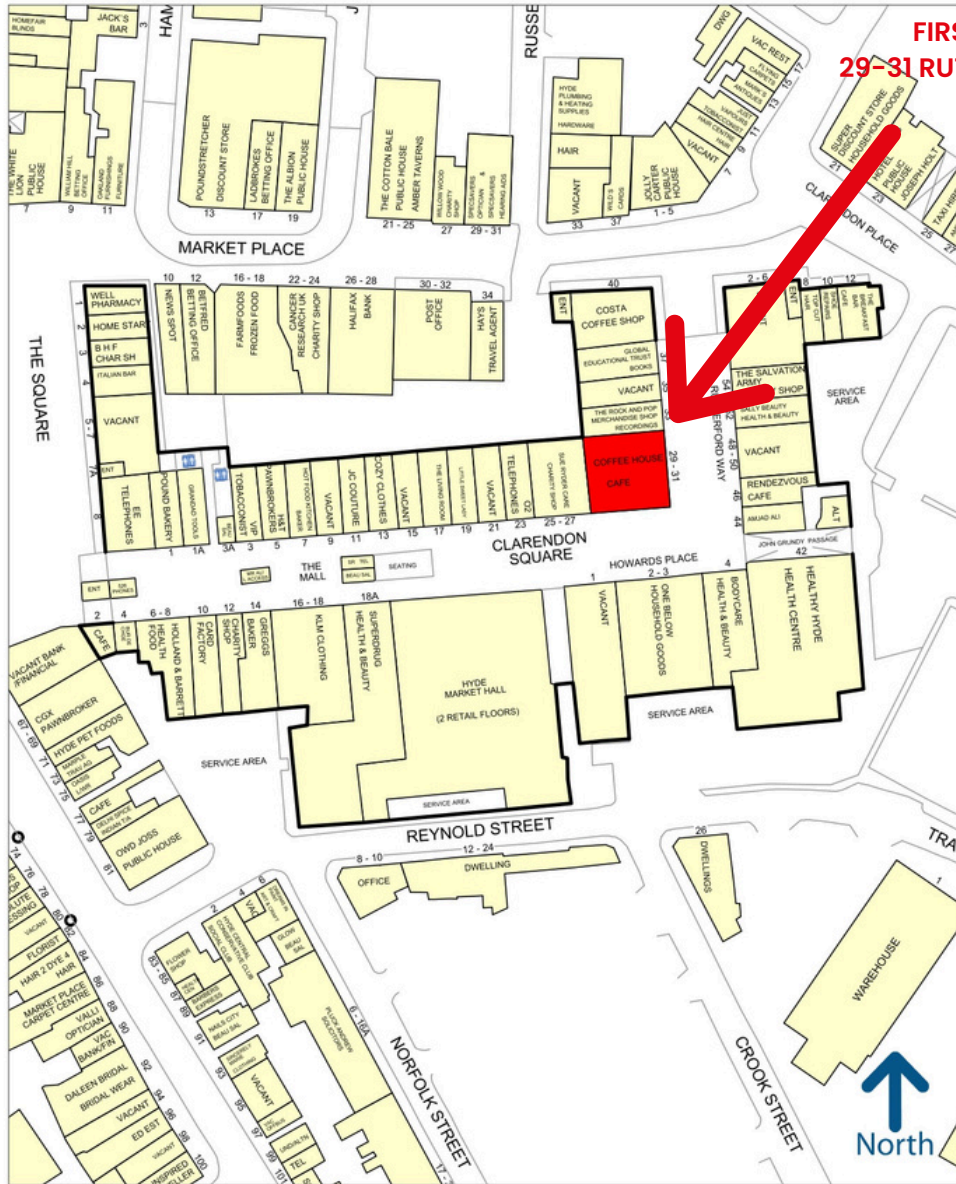
James Lamming

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Hyde



**FIRST FLOOR,
29-31 RUTHERFORD WAY**

50 metres

Experian Goad Plan Created: 07/10/2024
Created By: Barker Proudlove Ltd



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