



markwarburton
CHARTERED SURVEYORS

ID 100-094

TO LET

ESTABLISHED CONTRACTORS/STORAGE YARD WITH A RANGE OF STORAGE AND WORKSHOP BUILDINGS

**0.29 acres, or thereabouts plus
4,535 sq. ft (421 sq. m) buildings**



170 LODGE LANE, HYDE, SK14 4LB

PROPERTY LOCATION

The property is situated along Lodge Lane close to its junction with Ashton Road/Birch Lane and lies approx. 1 mile north of Hyde town centre and approx. 2 miles to the east of Ashton-under-Lyne town centre.



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- Very well located close to Hyde town centre
- Rare industrial opportunity

The property comprises a small range of industrial and office buildings arranged around the perimeter of a self-contained concrete surfaced yard accessed directly off Lodge Lane.

There are principally three main buildings on site.

Access into the site is afforded directly off Lodge Lane through a pair of double metal entrance gates into a central yard area which facilitates access to each of the buildings. The site is secured around the whole perimeter with a range of brick, block, and timber fence installations.

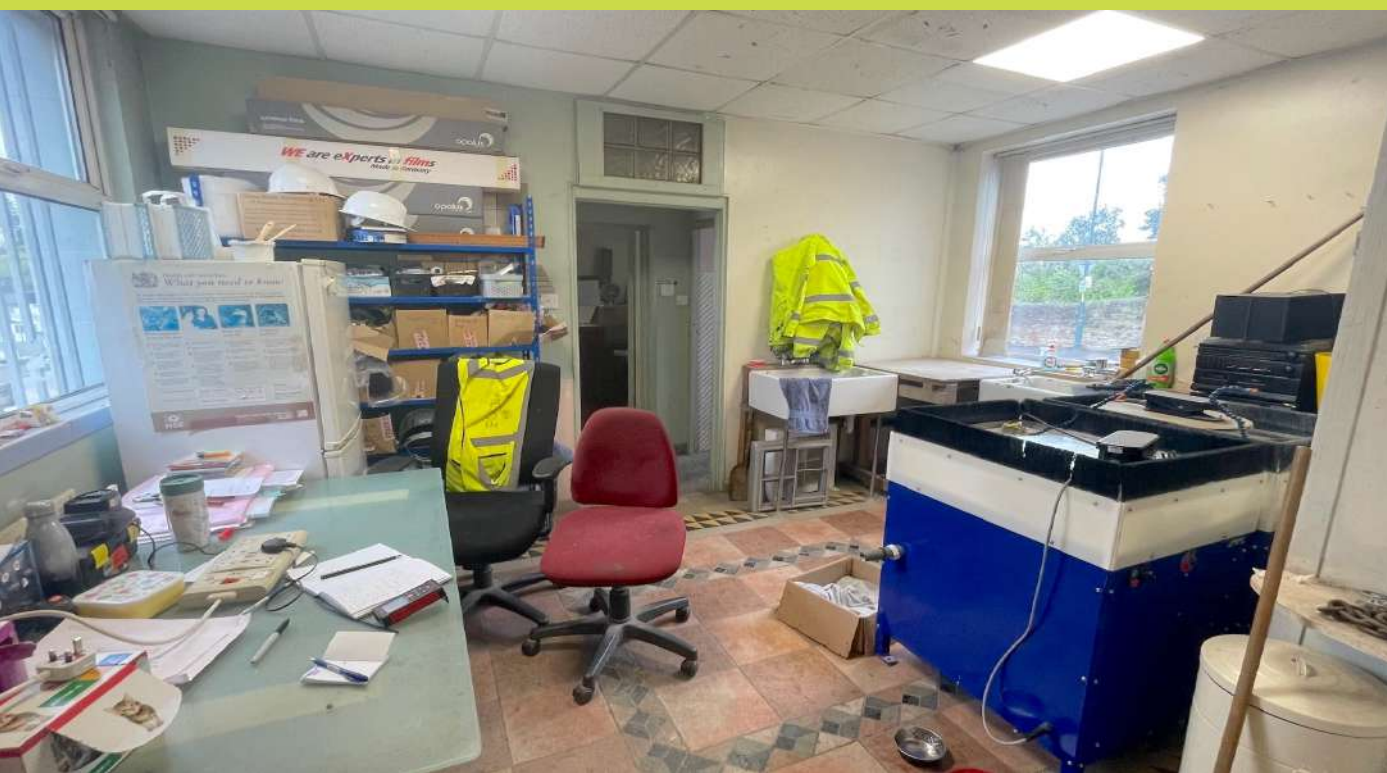
The Front Building is of single storey construction. It is of brickwork and block construction with a solid concrete floor and a pitched timber roof with tiled exterior covering. This building provides open plan workshop accommodation with a floor to ceiling working height of approx. 8ft 6ins and two adjacent offices with wc facilities together with small, centralised kitchen. This building has a single storey abutment to the yard.

The Rear Leftside Building is of single storey construction. This is of brick and block construction with upper external façade of corrugated steel cladding, a solid concrete floor and a pitched roof of steel decking. The unit has been split to provide two units each with access at the front via steel sliding doors. There is an area of mezzanine storage in the roofspace.

The Rear Rightside Building is of two storey construction. The ground floor is given over to industrial/storage use and the first floor to office use with incorporated kitchen and washroom facilities. This building is of brick and block construction and has rendered and painted elevation walls.







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SERVICES

We understand that all mains' services are available including gas, electricity, water, and drainage connections.

RATES

Rateable Value £16,750.

LEASE TERMS

The property is available under the terms of a new lease for a period to be agreed.

Rent £30,000/annum, exclusive.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from an intending tenant.

SITE AREA

0.29 acres, or thereabouts.

BUILDING FLOOR AREAS

The property extends to a gross internal floor area of 4,535 sq. ft made up as follows:

Front Building	1,478 sq. ft	137 sq. m
Rear Leftside Building	1,372 sq. ft	127 sq. m
Rear Rightside Building	1,685 sq. ft	157 sq. m
TOTAL	4,535 sq. ft	421 sq. m

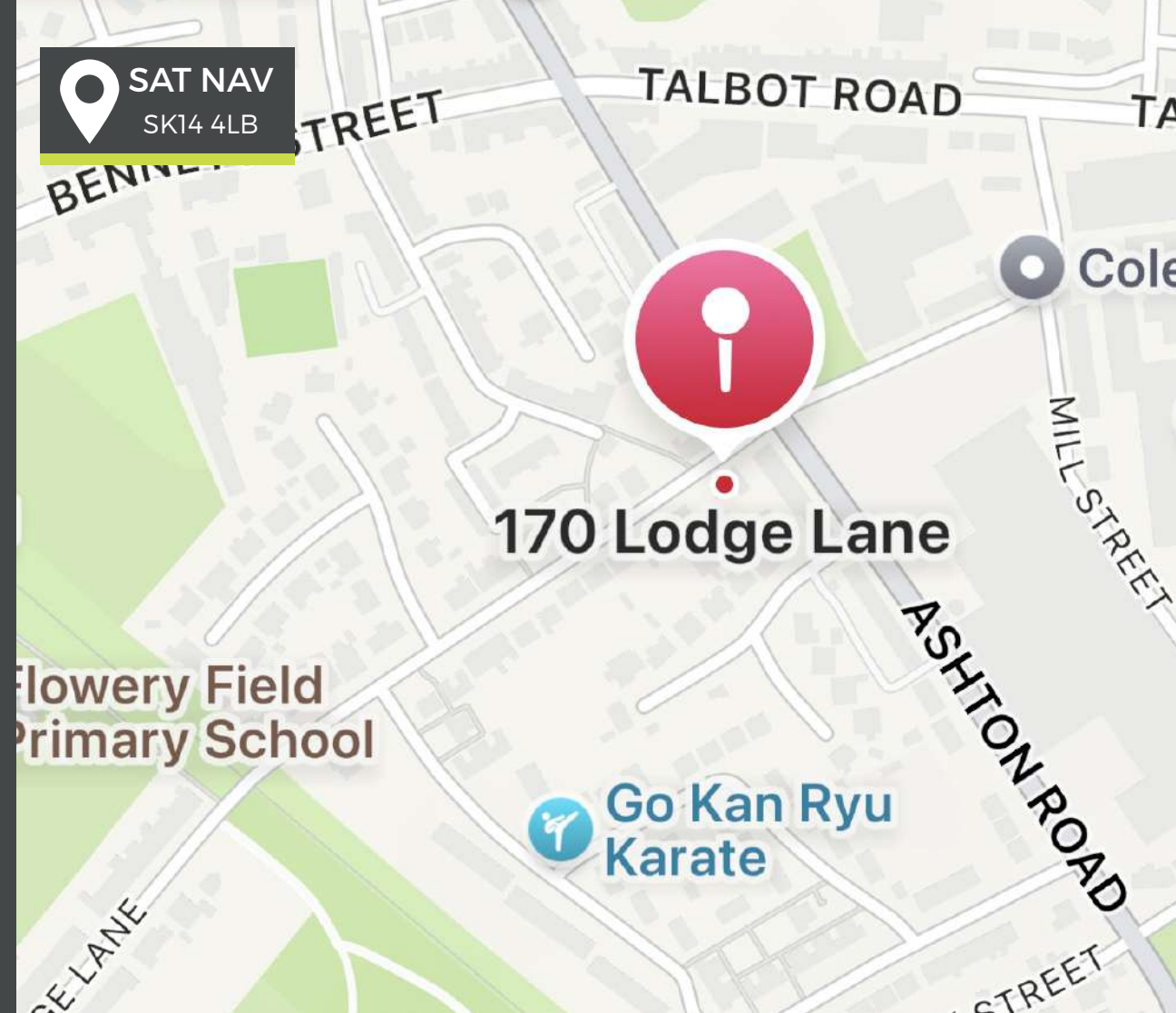
VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

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