



markwarburton

CHARTERED SURVEYORS

ID 100-143

TO LET

**GOOD SPECIFICATION MODERN
OFFICE PREMISES**

259-1,098 SQ. FT / 24-102 SQ. M



ORIENT HOUSE, NEWTON STREET, HYDE, SK14 4RY

PROPERTY LOCATION

Orient House is prominently located at Newton Street on the edge of Hyde town and immediately adjacent to the M67 Motorway.



ORIENT HOUSE,
NEWTON STREET

NEWTON STREET

M67 MOTORWAY

CLARK WAY

M67





- Long established mature professional business centre
- Immediately adjacent to the M67
- Refurbished floorspace
- Secure on site car parking
- Breakout areas



Orient House has been developed over the last 30+ years to now provide bespoke modern office accommodation over various levels and of various sizes.

It accommodates a range of smaller and larger professional organisations, some national occupiers, and some more local/regional operators.

Office suites are available of various sizes. Each suite has been accommodated to modern specifications and is served by good quality access and common areas, together with breakout and welfare areas.

It is operational 24/7 and provides good quality refurbished accommodation with boardroom facilities to hire, and secure car parking.







SERVICES

Free Wi-Fi, LED lighting and air-conditioning.

LETTING TERM AND RENT

Suite 1:
420 sq ft at £10,080/annum
678 sq ft at £6,272/annum

Suite 10:
259 sq ft at £6,760/annum

Further lease terms on request

AVAILABLE FLOORSPACE

At the present time the following floorspace is available.

Suite 1 Ground Floor:
Two adjacent rooms of 420 sq ft and 678 sq ft which can be let separately or combined.

Suite 10 Second Floor:
259 sq ft

ANTI MONEY LAUNDERING

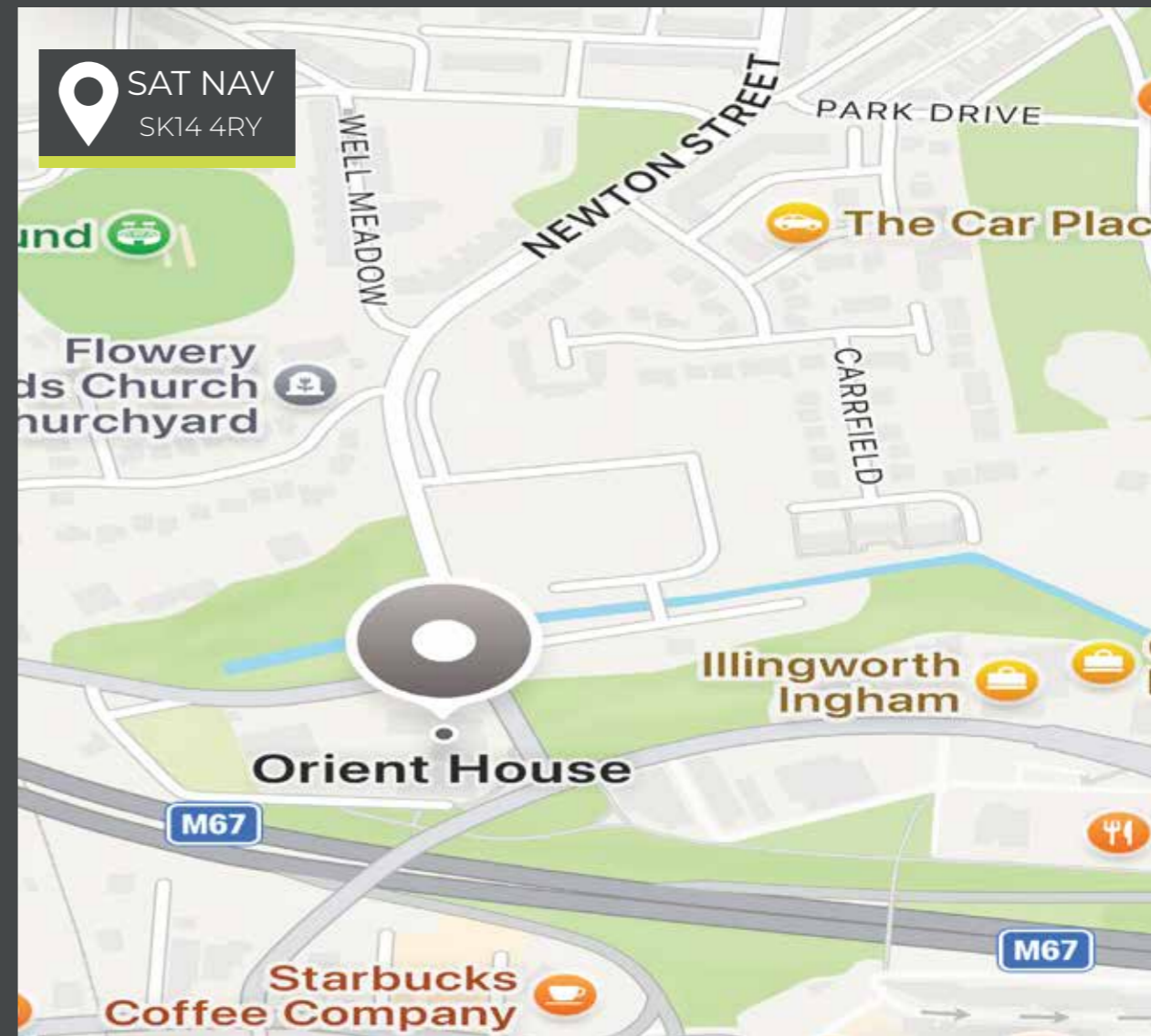
Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

T: 07769 970244
E: mark@mwproperty.co.uk



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.