



CITRUS
COMMERCIAL CIRCLE

TO LET

Industrial Warehouse



Johnson Brook Road, Hyde, Cheshire, SK14 4RB

Total Site Area: 2.81 Acre -
0.923 hectares

Total Floor Area: 72000 Sq ft -
6,688.96 Sq m

Price: £3.5 per Sq ft.

Property Summary

- Suitable for HQ Factory Operations
- Prominently Located within the Hyde Area
- Onsite Parking Spaces
- Suitable for a variety of uses - High Voltage Capacity



Description

The property comprises of large warehouse approximately 72,000 sq ft of accommodation over three levels. Externally, there is a large hard standing car park located off an access road off Johnson Brook Road. There is also a small yard fronting Johnson Brook Road.

The property has various construction types given the additions that have been made over the years. The largest portion of the property is of steel frame construction with brick elevations beneath multi pitched profile steel roof sections. The office section is brick built beneath a pitched concrete tiled roof with rendered elevations and upvc framed windows. The rear warehouse section is of steel frame construction with part brick, part profile steel clad elevations. There are a number of electric roller shutter loading bays at various levels including fronting Johnson Brook Road and also to the rear of the site off the car park/yard area.



Accommodation

The property comprises a large warehouse comprising approximately 67,000 sq ft of accommodation over three levels

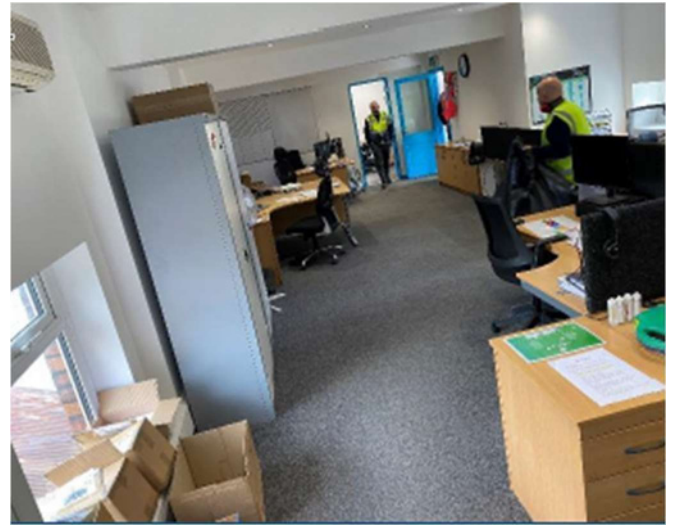
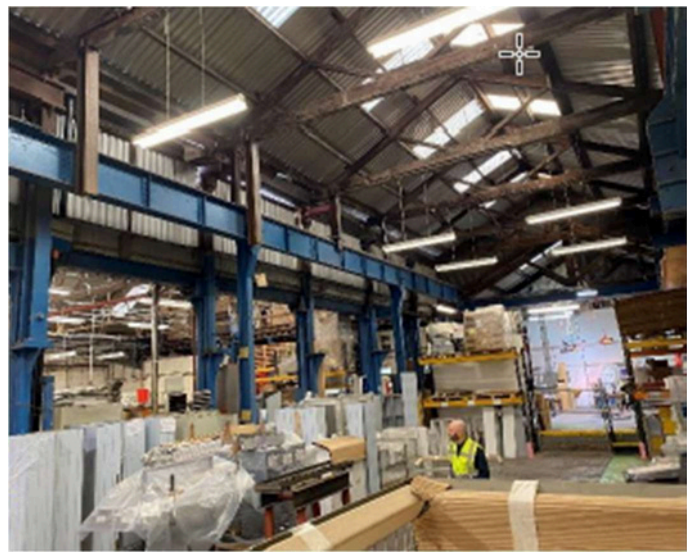
Unit / Floor	Accommodation	Sq. M	Sq. Ft
Level 0	Plant Room, warehouse, Staff, WC's Changing room and Kitchenette	2,851.44	30,693
Lower-Level 1	Warehouse, Staff kitchen and changing room WC's	836.33	9,024
Level 1	Warehouse, WC's Offices	2,999.25	32,284
	Total	6,688.77	71,998

Location

The property is located fronting Johnson Brook Road in Hyde, Greater Manchester. Hyde is 2 miles to the south whilst Duckinfield is 1.4 miles to the north. Hyde North Railway Station is located immediately to the west of the property and provides regular direct services into Manchester city centre. The Metropolitan Borough of Tameside is a borough of Greater Manchester. It is named after the River Tame, which flows through the borough, and includes the towns of Ashton-under-Lyne, Audenshaw, Denton, Droylsden, Dukinfield, Hyde, Mossley and Stalybridge.

Its western border is approximately 4 miles (6.4 km) east of Manchester. Tameside is bordered by the metropolitan boroughs of Stockport and Oldham to the south and north respectively, the city of Manchester to the west and the borough of High Peak in Derbyshire to the east. As at the last census, the overall population was 219,324. Hyde is a town in Tameside, Greater Manchester, England, which had a population of 34,003 in 2011. Historically in Cheshire, it is five miles northeast of Stockport, six miles west of Glossop and 7 miles east of Manchester.





Business Rates

Business Rates can be provided upon request

VAT

VAT is applicable at the prevailing rate

EPC

A copy of the EPC is available on request

Viewing

Viewing by way of appointment through the agent

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