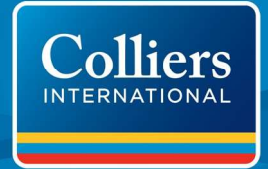


FOR SALE

## Redevelopment Opportunity



### Clarendon Road / Commercial Street, Hyde, Gtr. Manchester. SK14 2HP

- Approximately 13.25 acres (5.36 Ha)
- An Established Employment Area suitable for a variety of uses subject to planning.
- Close to Hyde town centre and junction 3 of M67 motorway.

#### CONTACT US

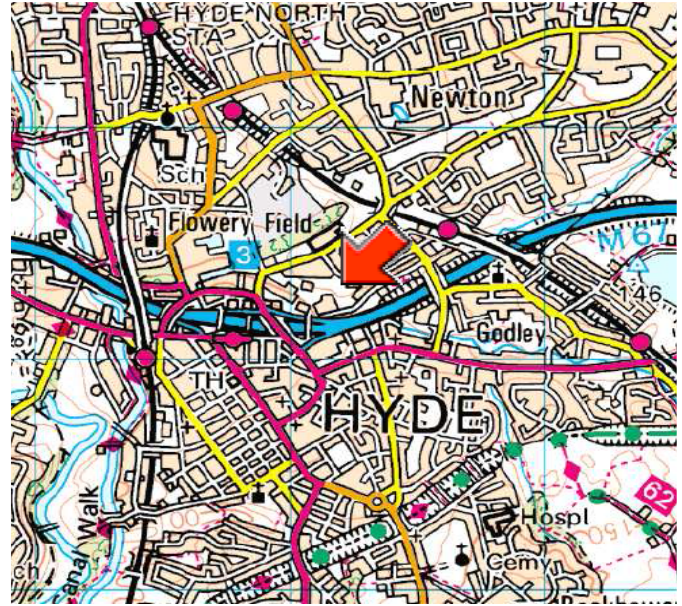
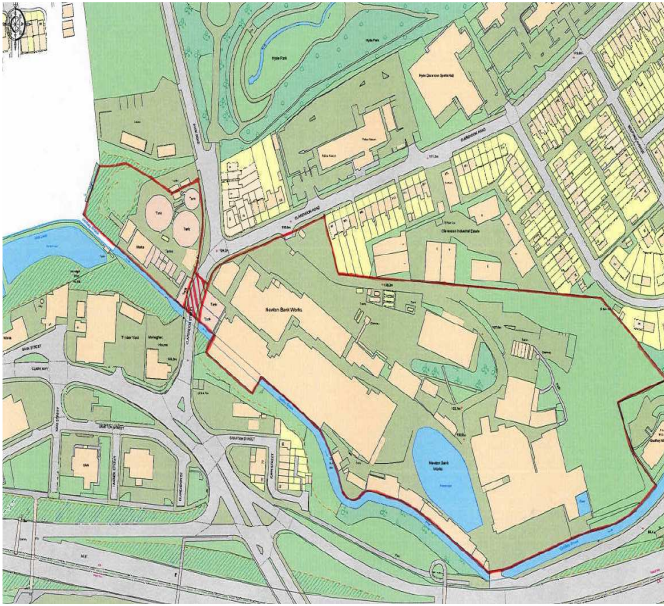
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# Clarendon Road/Commercial Street, Hyde, Gtr. Manchester. SK14 2HP.



## LOCATION

The site is located within a few hundred metres of Hyde Town Centre being 8 miles to the east of Manchester City Centre. Situated just to the north of junction 3 of the M67 motorway there is easy access to the regions motorway network.

## DESCRIPTION

The irregular shaped site comprises approximately 13.25 acres (5.36Ha) and slopes from an elevated level in the north down to Godley Brook which forms the southern boundary with the motorway beyond. Currently occupied by various multi-storey industrial buildings totalling around 206,645 sqft of accommodation the site benefits from two existing access points off Clarendon Road and Commercial Street.

## PLANNING

The property is designated as an Established Employment Area within the currently adopted Tameside Unitary Development Plan and is potentially suitable for a variety of uses subject to planning.

## GROUND CONDITIONS

Due to previous uses the site has a number of environmental issues to be resolved. Full investigative ground surveys are available and the purchaser shall satisfy themselves as to ground conditions prior to completion of purchase.

## SERVICES

It is understood that all mains services are available to the site and interested parties are to satisfy themselves before entering a purchase contract.

## TENURE

The property is held freehold with vacant possession available upon completion.

## TERMS

The vendor is seeking offers on either an unconditional or conditional to planning basis.

## VIEWING

Strictly by appointment to view internally although the property is openly visible to view externally from the adjoining highways.

## CONTACT

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