

TO LET

**GROUND FLOOR UNIT
ORIENT HOUSE,
NEWTON STREET, HYDE,
CHESHIRE, SK14 4RY**



VIEWING IS ESSENTIAL IN ORDER TO FULLY APPRECIATE THE
EXTENT OF THE REFURBISHMENTS CARRIED
OUT ON THE OFFICE SUITE



**Orient Holdings plc, St Mary's Industrial Park,
Talbot Road, Newton, Hyde SK14 4EU
Tel: 0161 368 8111 Fax: 0161 368 0111 Email: steven@ohplc.com**

LOCATION

The premises are prominently situated next to the M67 junction 3 and are only one mile from J25 of the M60 ring road, therefore attractive to companies seeking a high profile.

DESCRIPTION

The premises form part of a three storey office block, which has been sub-divided to create self contained office suites. Orient House has recently benefited from a £350K refurbishment.

SIZE

1,274 sq.ft

CAR PARKING

The office suite is provided with four car parking spaces which are highlighted on the attached plan.

LIGHTING

Light is provided by way of recessed CAT 2 light fittings and 240v down lighters.

SECURITY

The offices are protected by electrically operated roller shutters.

SERVICES

Main services include gas, water and electricity.

INSURANCE / HEALTH & SAFETY

The property holds a current fire and N.I.C Electrical certificate. The fire alarm runs through the whole of Orient House and is maintained by the landlord

SERVICE CHARGE

Details available on application.

LEASE TERM

The premises are offered to let on a three or six year lease.

HEATING / AIR CONDITIONING

The offices are heat by way of a gas fire central heating system. The general office is fitted with a ceiling mounted air conditioning unit.

RENT

£7.75 per sq.ft. per annum.

RATES

We have been advised by the local rating authorities that the business rates for these premises are as follows.

Property Ref No: R629000171

Rateable value: £7000.00

Rates payable : £3108.00

SOLICITORS

The Incoming tenant will be responsible for the landlord's reasonable legal fees incurred in the transaction.

POSSESSION

Possession is available upon completion of all legal formalities, subject to agreement of specific dates between both parties.

AVAILABLE

November 2007'

IMPORTANT

All prices and rentals quoted within these particulars are exclusive of V .A. T.

VIEWING

Strictly by appointment. Please contact Steven Wood on 0161 368 8111 Mobile 07808918808

DISCLAIMER

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTION ACT

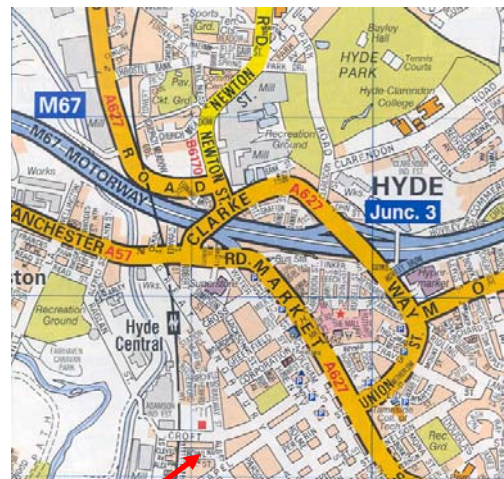
Orient Holding plc give notice that: -

These particulars have been checked and are understood to be materially correct at the date of publication. The content, however is given without responsibility, and should not in any circumstances be relied upon as representations of fact. Intending Lessees should satisfy themselves as to their correctness and as to the availability of the property prior to arranging viewing of the property.

These particulars are a guide only and do not form part of an offer or contract.

Neither Orient Holdings plc or their employees make or give any representation or warranty in relation to the property. The intended lessees must satisfy themselves independently As to the incidence of VAT in respect of any transaction relating to this premises.

Date of publication November 2007



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GROUND FLOOR LAYOUT



THIS PLAN IS NOT TO SCALE