



# EastTame Business Park

### TERMS

The units will be available by way of new fully repairing and insuring leases on terms to be agreed. Flexible lease terms and expansion options available.

### RENTAL

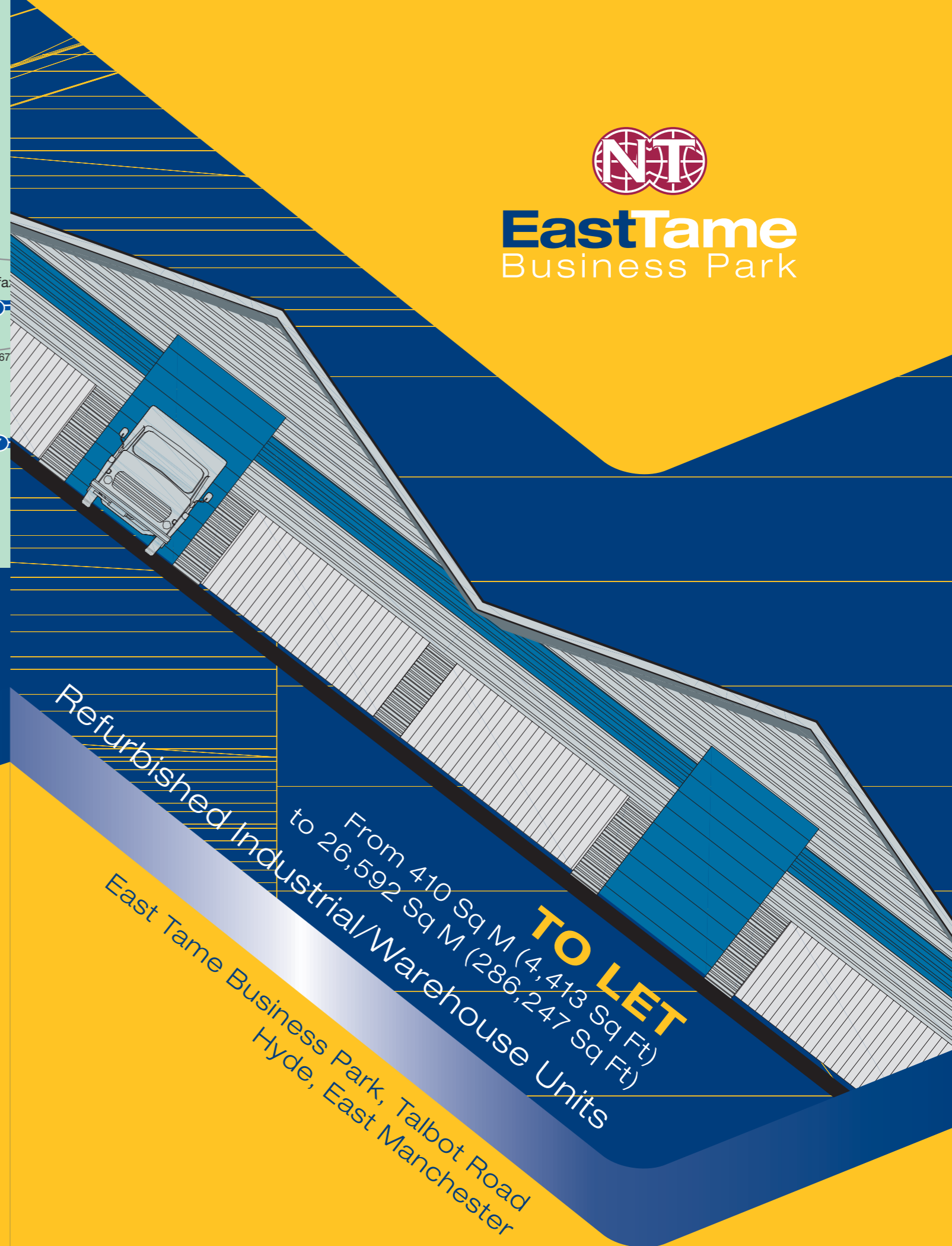
Please refer to attached availability schedule.

### VIEWING

Strictly by appointment with the joint letting agents King Sturge (0161 236 8793) or Whittle Jones (01257 238 666).

### VAT

All prices quoted are exclusive of, but will be subject to VAT.



**TO LET**  
 Refurbished Industrial/Warehouse Units  
 From 410 Sq M (4,413 Sq Ft)  
 to 26,592 Sq M (286,247 Sq Ft)

East Tame Business Park, Talbot Road  
 Hyde, East Manchester

**WHITTLE JONES**  
 CHARTERED SURVEYORS  
 NORTH WEST  
 01257 238666  
 www.whittlejones.com

**King Sturge**  
 0161 236 8793  
 www.kingsturge.com

A Development by  
  
**NORTHERN TRUST**  
 PROPERTY & CORPORATE INVESTMENT

**Misrepresentation Act**  
 These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. **June 2005.**



**East Tame Business Park** covers approximately 15 acres (6 ha) and provides a range of fully refurbished industrial and warehouse units amounting to 26,592 Sq M (286,247 Sq Ft). The units will be newly refurbished on the site of a former manufacturing facility and can be split to meet occupiers precise requirements.

The refurbishment will commence in five phases on a speculative basis as follows:

<b>Phase 1</b> From 2,440 Sq M (26,264 SqFt) To 11,612 Sq M (124,998 Sq Ft)	<b>Phase 4</b> From 410 Sq M (4,413 SqFt) To 2,381 Sq M (25,629 Sq Ft)
<b>Phase 2</b> From 1,376 Sq M (14,806 SqFt) To 5,104 Sq M (54,942 Sq Ft)	<b>Phase 5</b> From 552 Sq M (5,942 SqFt) To 1,881 Sq M (20,250 Sq Ft)
<b>Phase 3</b> From 563 Sq M (6,060 SqFt) To 5,614 Sq M (60,428 Sq Ft)	



**LOCATION**

East Tame Business Park is conveniently situated in Hyde, Cheshire, approximately 8 miles to the east of Manchester City Centre. The site is well positioned close to the M60 Orbital Motorway, and is easily accessed from Junction 3 of the M67. The site is within the Newton area, approximately 1.5 miles outside Hyde town centre.

**SPECIFICATION**

The scheme has been designed to include the following:

- One way road system to provide ease of movement
- Steel portal frame construction with brick and clad elevations
- Level access loading doors to all elevations
- Working height of approximately 15 Ft (4.6 M to eaves) and 22 Ft (6.8 M to apex)
- Flexibility of layout allowing combination of units and sizes
- Good clear open space
- All mains services including gas and three phase electricity provided
- Business park location
- Ample car parking
- Fully secure site