



Pickford Mill

Pickford Street
Macclesfield
SK11 6JD

**467 SQFT
TO
2615 SQFT**



- First & Second Floor Office/Studios
- Low Occupational Costs
- Suitable for Office/Studio & E Class
- Open Plan Character Space
- Town Centre Location
- Prominently Located
- Within 0.2 miles of the Train Station

Location

Pickford Mill is an extremely prominent Mill located in the heart of Macclesfield town centre with direct frontage onto Pickford Street and Sunderland Street

M60 - 12 miles

M56 - 12 miles

Manchester Airport - 12 miles

Train Station - 0.2 miles

Local occupiers include Cohens Chemis, Macclesfield Super Surgery, Peak Cyclesport, Everlast Fitness and Rumba



Description

Character Office/Studios from 467 sqft to 2615 sqft. The property which can be summarised as follows:

- Traditional Construction with full height brick elevations all under a pitched tiled roof
- 3 x Separate Largely Open plan studio/office suites. Available separately or combined
- Operating as a multi tenanted building with a mix of retail, office and studio occupier
- Town Centre Located within very close proximity to Macclesfield Bus and Train Stations
- Recently fully redecorated externally
- Carpet & Laminate floor coverings, Recessed Lighting and Double Glazed
- Communal areas including passenger lift and fully fitted kitchen and toilet facilities

Services

All mains services available to the property. Electricity, water, gas and drainage.

EPC

Available on request.

Terms

On a leasehold basis with terms to be agreed

Accommodation

First Floor Suite 1 - 671 sqft

First Floor Suite 2 - 467 sqft

Second Floor Studio - 1477 sqft

Rent

First Floor Suite 1	£11,000 p.a. Inclusive
First Floor Suite 2	£ 8,000 p.a. Inclusive
Second Floor Studio	£18,000 p.a. Exclusive

Rent

£9,000

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111

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