

TO LET

UNIT 7 CHARTER WAY
HURDSFIELD INDUSTRIAL ESTATE
MACCLESFIELD | SK10 2NG

LOCATED OFF A523 SILK ROAD

DETACHED **WAREHOUSE / INDUSTRIAL UNIT**
ON A SELF-CONTAINED SITE

36,147 SQ FT (3,358 SQ M)

MAY CONSIDER A SPLIT FROM 13,680 SQ FT UPWARDS

**AVAILABLE
FROM MAY 2025**

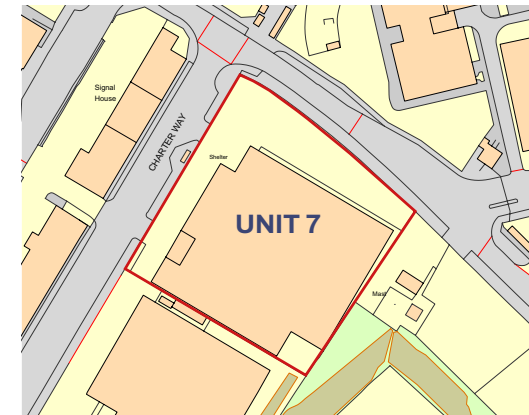
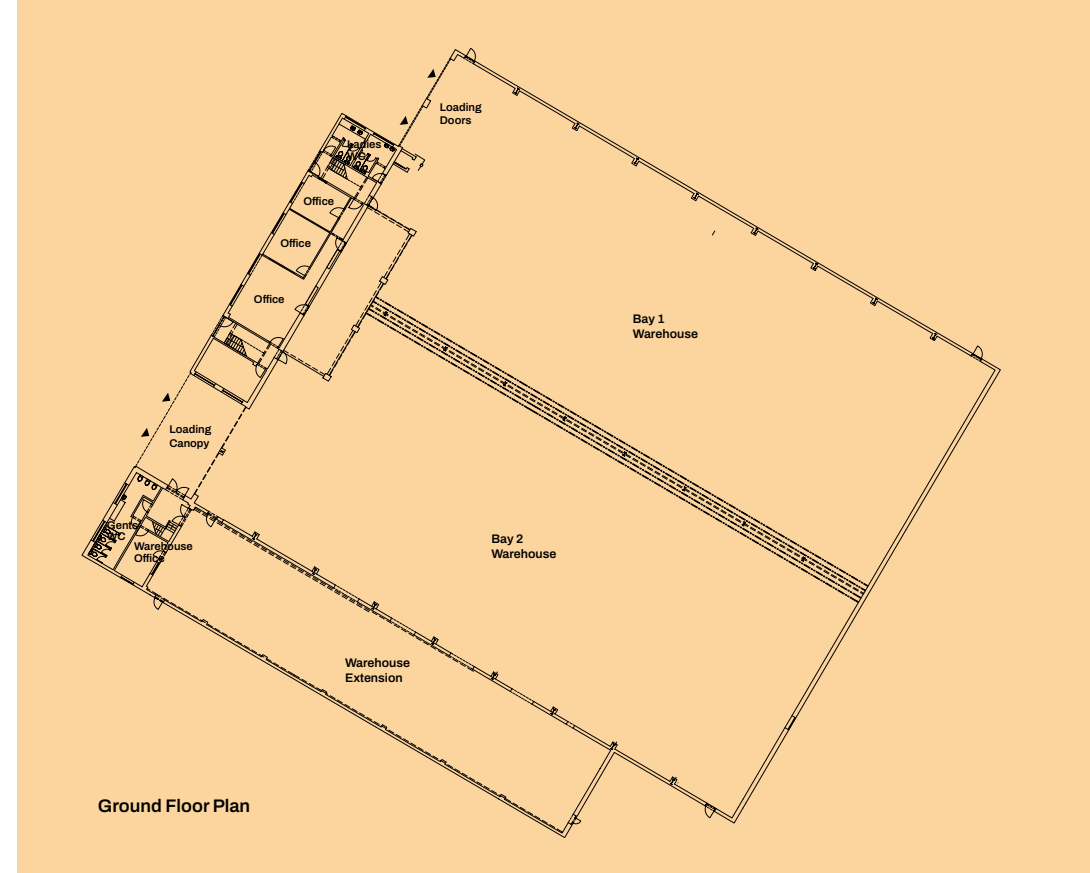


LOCATION

The property is prominently situated fronting Charter Way which can be accessed via Hulley Road the main estate road through the popular and successful Hurdsfield Industrial Estate. The estate is situated approximately 1 mile North-East of Macclesfield town centre and can be accessed directly off the A523 Silk Road – the main arterial route linking Macclesfield and Stockport.

Junction 17 of the M6 Motorway is linked via the A537 providing onwards access to the regional and national motorway network. Manchester International Airport is located within 10 miles.

The new Poynton Relief Road linking the A523 to the A555 Manchester Airport Relief Road will be completed in November 2022. This will allow quicker access to the Airport, M60, M56 Stockport and the wider region.



DESCRIPTION

The property comprises a detached single storey steel portal framed warehouse/industrial unit and in addition there is a single storey extension to the side elevation. To the front of the building is a 2 storey office block which consists of a number of open plan and cellular offices.



ACCOMMODATION

We have measured the property to have the following gross internal area floor areas:

Description	SQ M	SQ FT
Main warehouse	2,541.7	27,360
Warehouse extension	359.8	3,783
2 storey offices	456.5	4,914
TOTAL	3,358.0	36,147

May consider a split from 13,680 sq ft upwards.

SPECIFICATION

The property offers the following specification;



Eaves height
3.66 – 5.49 metres



Parking facilities



4 Large level access
loading doors
(2 with canopy over)



Male / Female WC's



Staff kitchen facilities



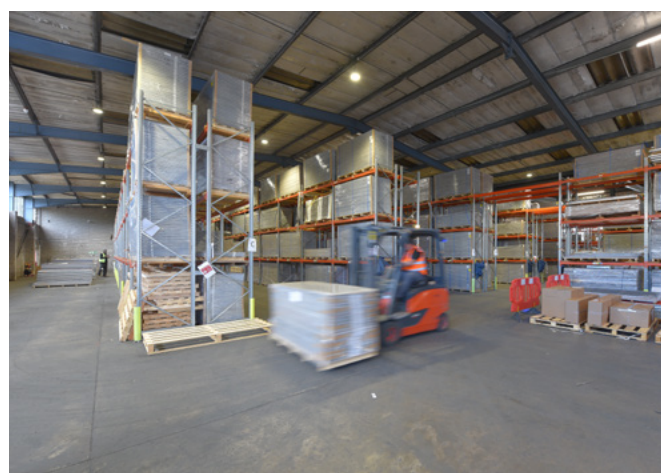
2 Storey offices



Profile steel roof installed in 2010



Secure yard to front
and side elevations



TERMS

The unit is available by way of a new full repairing and insuring lease on a terms to be agreed.

RENT

On application.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC available on request.



FURTHER INFORMATION / VIEWINGS

Strictly by appointment with the joint letting agents.

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