

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET
(By Way Of Assignment)



**GROUND FLOOR SYCAMORE HOUSE
TYTHERINGTON BUSINESS PARK
SPRINGWOOD WAY
MACCLESFIELD
SK10 2ND**

- Quality office premises with adjoining workshops
- 745.49 sq.m. (8,025 sq.ft.)
- Feature reception
- On site parking
- Possibility of a longer lease through negotiation

LOCATION

Tytherington Business Park is located approximately two miles north of Macclesfield adjacent to the A523 (Silk Road). Manchester airport is approximately 16 miles distance.

To the front of the business park is a Premier Inn Hotel and adjoining restaurant.

DESCRIPTION

Sycamore House is a Grade A office building of brick construction with feature entrance for the various tenants.

To the side of the property and intercommunicating with the ground floor offices is a steel framed warehouse clad externally in full height to brick.

The ground floor offices are mainly open plan with various private meeting rooms. The warehouse is intercommunicated via an area which includes kitchen / lab area and w.c.'s.

The warehouse area is accessed via a frontal loading door. Internally an eaves height of approximately 6m and includes a one ton crane.

The tenants also have the benefit of utilising the communal office w.c.'s off the office reception area.

ACCOMMODATION

Offices	337.77 sq.m.	3,636 sq.ft.
Kitchen / Lab	21.36 sq.m.	230 sq.ft.
Workshop / Warehouse	386.36 sq.m.	4,159 sq.ft.
Gross Internal Area	745.49 sq.m.	8,025 sq.ft.

EXTERNALLY

Extensive parking is available to the frontage of Sycamore House for all the tenants. There is an area for loading in front of the loading door to the workshop.

SERVICES

All mains services area available including three phase electricity. The offices are heated from a joint heating system with the other offices in Sycamore House. We are informed that the services to the workshop area are self contained.

It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property has a current rateable value of £56,000 we are verbally informed by the Local Authority.

LEASE TERMS

The property is currently held by way of a five year lease from 29th January 2020 at a passing rental of £70,790 per annum exclusive of VAT.

The lease is on an internal repairing basis with the landlord responsible for external repairs and maintenance of the common area via a service charge provision.

A copy of the lease is available upon request.

The landlord may consider an approach for a longer lease if required. The landlord would also consider an assignment with a reversionary lease.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

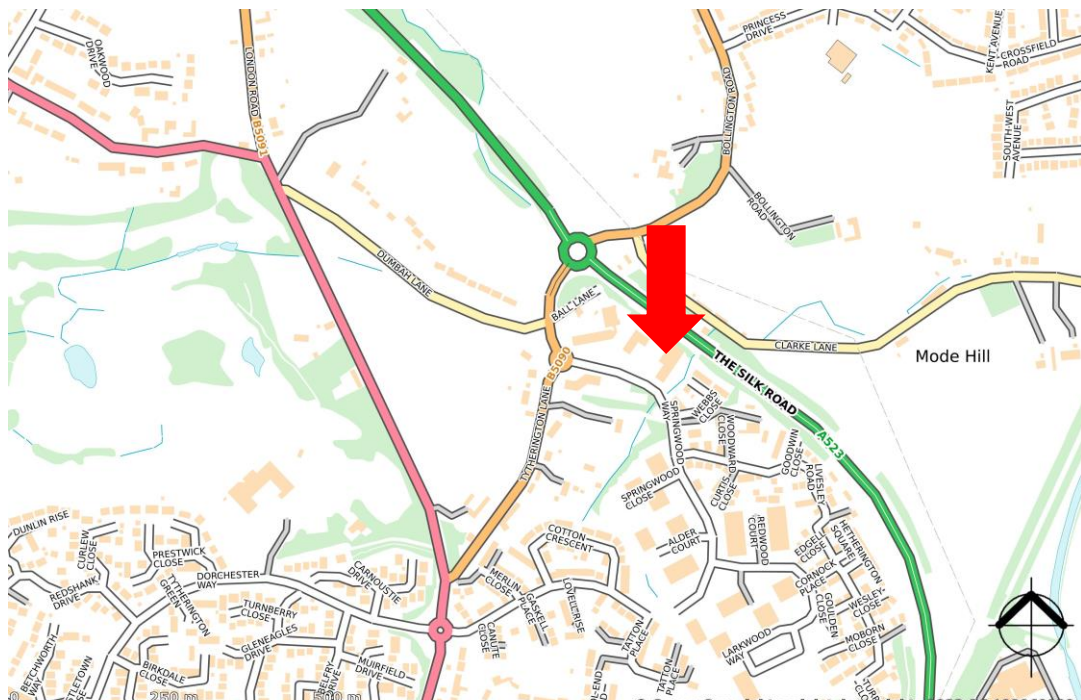
Energy Performance Certificates for the ground floor are available upon request. The upper floors will need reassessing upon development.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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