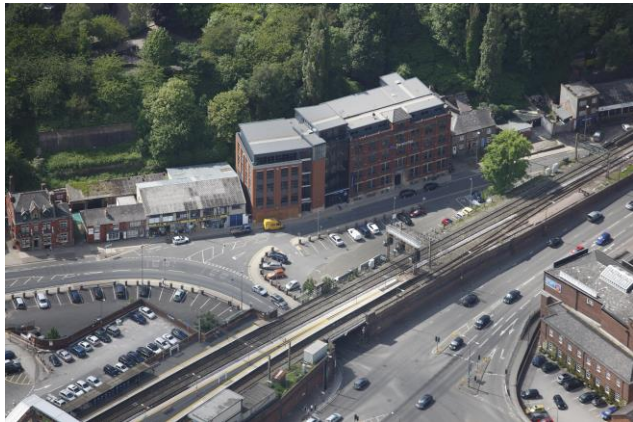


## MERCHANT EXCHANGE, CASTLE HOUSE, WATERS GREEN, MACCLESFIELD, SK11 6JX



<p><b>RENTAL</b> £15 per Sq Ft</p> <p><b>SERVICE CHARGE</b> £4.80 per Sq Ft</p> <p><b>RATES</b> £5 per Sq Ft</p> <p><b>INSURANCE</b> £0.60 per Sq Ft</p> <p><b>VAT</b> Payable</p> <p><b>AVAILABILITY</b> 3rd Floor: 2,050 Sq Ft</p>	<p><b>LOCATION</b> The property is located in Macclesfield Town Centre. The property benefits from the central location as well as being a short distance from the main thoroughfare in and out of Macclesfield. The building is located a short walk from the train station and local amenities.</p> <p><b>SPECIFICATION</b></p> <ul style="list-style-type: none"> <li>• Fully DDA compliant</li> <li>• 8 person passenger lift</li> <li>• PIR sensor lighting</li> <li>• 3 compartment trunking</li> <li>• LG7 compliant lighting</li> <li>• Fully carpeted</li> <li>• Fully fitted kitchen</li> <li>• Glazed partitioned meeting room/private office</li> <li>• Less than 500m to the railway station</li> </ul>	<p><b>LEASE</b> The property is available on a new effective FR&amp;I lease for a term of years to be negotiated.</p> <p><b>LEGAL COSTS</b> Both parties will be responsible for their own legal costs.</p> <p><b>VAT</b> All prices and outgoings are liable for VAT.</p> <p><b>EPC</b> An EPC is available on request.</p> <p><b>VIEWINGS</b> Strictly by appointment with Williams Sillitoe on 01625 800066 or contact Simon Gardner at <a href="mailto:sg@willsill.co.uk">sg@willsill.co.uk</a></p> <p><b>FURTHER DETAILS</b> Click <a href="#">here</a> for directions</p>
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