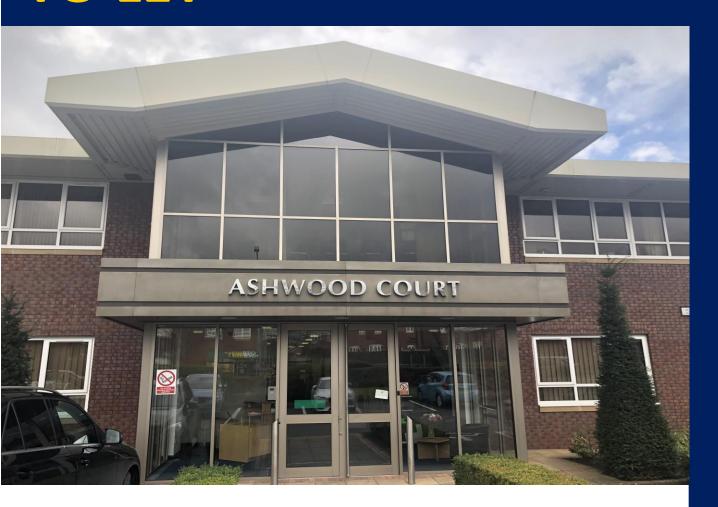




# TO LET



- Roller Shutter
- Ground Floor Premises
- Excellent Frontage
- 3 Car Parking Spaces
- Self Contained
- First & Second Floor Offices
- Potentially Business Rates Free

ASHWOOD COURT, SPINGWOOD WAY, TYTHERINGTON BUSINESS PARK, SK10 2XF

Churchill Chambers, Churchill Way, Macclesfield, Cheshire, SK11 6AS 01625 262222 www.hallams.com

OFFICE PREMISES





### **LOCATION**

Tytherington Business Park is located at one of North Cheshire's most strategic and prominent sites. It is set amidst semi-rural surroundings and the development comprises a mixture of headquarter office buildings, research and development and business units and is located adjacent to the A523 (Silk Road) about 2 miles north of Macclesfield. Macclesfield lies approximately 20 miles north of Stoke-OnTrent and 10 miles south of Stockport.

#### **DESCRIPTION**

The accommodation is built to a good specification with air conditioning throughout, full accessed raised floors and suspended ceilings with mineral fibre ceiling tiles and CAT II lighting.

# **FLOOR AREAS (NIA)**

Option 1	2,701 sq ft	250.93 m <sup>2</sup>
Option 2	2,809 sq ft	260.96 m <sup>2</sup>
TOTAL	5,510 sq ft	511.89 m <sup>2</sup>

#### **TERMS**

The properties are available by way of a sub-let on a effectively full repairing and insuring lease for a term of 4 years.

### **PRICE**

£12.50 per sq ft

## **RATES**

Rateable Value £11,250

# **LEGAL COSTS**

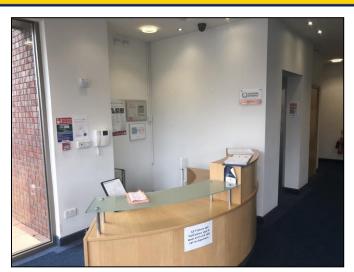
Each party will be responsible for their own legal costs.

#### **VAT**

All prices and rents are exclusive of, but may be liable to VAT.

## **VIEWINGS**

Strictly by appointment with sole agents Hallams Property Consultants.







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