

TO LET



MERCHANT EXCHANGE
WATERS GREEN
MACCLESFIELD
SK11 6JX

- NEXT TO TRAIN STATION
- 8 PERSON PASSENGER LIFT
- FULLY CARPETED
- DDA COMPLIANT

LOCATION

The property is located in Macclesfield Town Centre and benefits from a central location as well as being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport. Junction 18 of the M6 Motorway is also within a 30 minute drive of the property.

Merchants Exchange is a short walk from the town's main shopping area which has a wide range of retailers, bars and restaurants.

Macclesfield railway station, immediately opposite the building, is on the Manchester to London line with trains running from Macclesfield to London, approximately every 30 minutes.

The station is also well connected to Cheshire and the wider region, with regular services to Stockport, Congleton, Stoke-On Trent and other neighbouring towns.

DESCRIPTION

Merchants Exchange provides a combination of office and retail space. The ground floor currently consists of two retail units, totalling 1,861 Sq Ft. With 7,595 Sq Ft (NIA) of high quality office space over four floors above, served by a dedicated Ground Floor Reception area. The fourth floor benefits from a paved balcony overlooking the town and wider area.

The available suite is located on the 3rd floor which benefits from excellent views that overlook the town and wider area. The suite is predominantly open plan with a meeting room to the rear and kitchen space.

ACCOMMODATION

3rd Floor	2,050 Sq Ft	190.44 Sq M
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EPC

The EPC Rating for the property is B

PRICE

POA

VAT

All prices are exclusive of but may be liable to VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs

VIEWINGS

Viewings are strictly by appointment. Please call 01625 262222 for more information.

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