

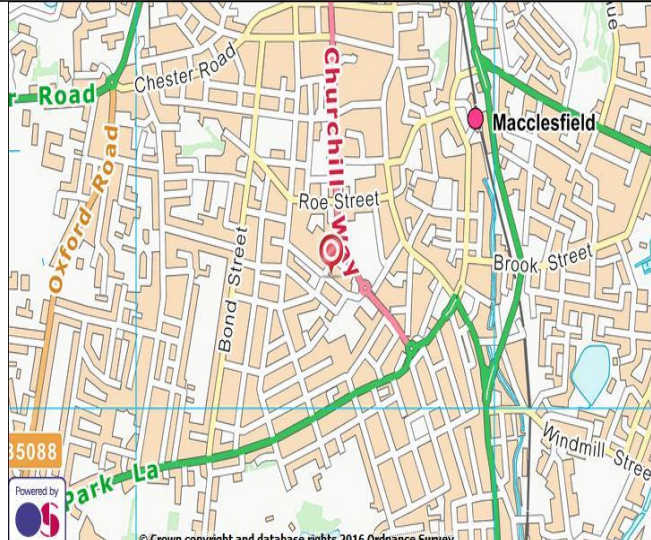


Members of the Royal Institution of Chartered Surveyors



TO LET
1,675 SQ FT

- FIRST FLOOR OPEN PLAN OFFICE
- SEPARATE BOARD ROOM AND PRIVATE OFFICE
- TOWN CENTRE LOCATION
- PARKING TO THE REAR
- CLOSE TO LOCAL AMENITIES
- SHARED GROUND FLOOR RECEPTION AND KITCHEN



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LOCATION

Brookside House is located along Union Street close to the Churchill Way round-about. Churchill Way forms on of the main thoroughfares through Macclesfield with the town centre being a quarter of a mile distant with the town's main bus and rail terminals approximately a quarter of a mile distant. Macclesfield lies between Congleton (7 miles) and Stockport (11 miles).

DESCRIPTION

The available accommodation comprises first floor office space which can be accessed off both Union Street and the rear of the property off Crossall Street. The office is open plan with a separate meeting room and private office, shared kitchen and WC facilities on the ground floor. There is parking to the rear of the property which again is shared with the ground floor occupier. All mains utilities are connected with Gas central heating



FLOOR AREAS (NIA)

Office	1,032 sq ft	95.9 m ²
Meeting Room	376 sq ft	35 m ²
Private Office	266 sq ft	266 m ²
Total	1,675 sq ft	155.65 m²



TERMS

The property is available by way of a new Internal repairing lease for a minimum 3 year term

RENT

£13,000 per annum exclusive

RATES

The business rates will need to be split and reassessed Local Authority: Cheshire East Council

LEGAL COSTS

Each party is to be responsible for their own legal costs

VAT

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

VIEWINGS

Strictly by appointment with sole agents HALLAMS



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