

TO LET – FLEXIBLE WORKSPACE

HALLAMS

Property Consultants

01625 262222

www.hallams.com

HIGH QUALITY TOWN CENTRE OFFICE SUITES WITH ON SITE CAR PARK



Flexible Offices Solutions - From 1 person upwards

The Motorworks,
Chestergate,
Macclesfield,
SK11 6DU

- Refurbished office suites with Car Parking
- Flexible workspace available for one person upwards
- Town Centre location next to The Picturedrome, with an abundance of food/leisure retail in the vicinity
- All-inclusive rents
- Flexible lease terms

MACCLESFIELD

Macclesfield is uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland. With the benefit of a West Coast Mainline Railway Station making Macclesfield very easily accessible from Manchester (22 mins) and London (1:41 mins)

Macclesfield is also well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been further improved with the opening of the SEMMMS road which links Manchester Airport and the A6. This connectivity will be improved further with the opening of the Poynton bypass in early 2022. The bypass will reduce the journey time to Manchester Airport and the M56 even further.

The Motorworks is located on Chestergate, Macclesfield, less than a 5-minute walk from the main pedestrianised retail area of Macclesfield. The building is located adjacent to the Picturedrome Food Hall destination which has already attracted several new cafes and retailers to the location. Macclesfield Railway and Bus Stations are approximately 10-minute walk from The Motorworks.



Messrs Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property

Home to the Macclesfield Festival, Rewind and Bluedot, as well as the Macclesfield Beer Festivals, the bi-annual Barnaby Arts Festival and the monthly Treacle Market, Macclesfield has an abundance of cultural amenity to offer its residents. Other very popular attractions include, Jodrell Bank, Capesthorpe and Gawsworth Halls, Blaze Farm, Teggs Nose, Cinemac independent cinema and the famous Silk Museum.

In terms of retail and food and beverage offer, the town boasts Lyme Green Retail Park with occupiers including Next, Currys PC World, Matalan, Pets at Home Superbowl. Also, within the town there is a Sainsbury's Superstore and Tesco Superstore, as well as several Co-op and Tesco convenience stores.

The town centre retail offer is centred around Mill Street and Chestergate with the Grosvenor Shopping Centre linking the two main retail high streets. Town centre occupiers include Boots, Marks and Spencer, TK Maxx, WH Smith, River Island, Waterstone, Fat Face Mountain Warehouse, Sports Direct, Pandora and several high-quality independent retailers.

Macclesfield is a great place to eat out at any time of day, with a host of independent and national coffee shops such as, Costa Coffee and Nero. The town also benefits from some amazing independent restaurants, bars, and cafes including, Flour Water Salt, Plums Kitchen, Five Clouds, Lord of the Pies, The Salt Bar, Chili Banana, not to forget of course the recent addition of The Picturedrome, which has brought the casual dining 'Food Hall' concept to Macclesfield. The Picturedrome is the third venture from the same owners as The Altrincham Market and Mackie Mayor in Manchester city centre. The food hall boasts seven food and beverage outlets, providing a wide-ranging cuisine. The Picturedrome is a haven for food lovers and attracts people from all over the region, driving footfall up in the town centre.



Situated in the heart of Macclesfield's food and beverage quarter, The Motorworks provides a unique flexible workspace solution for Macclesfield town centre surrounded by an abundance of high-quality amenity, making it the ideal location to attract and retain staff due to the high quality working environment.

The Motorworks, offers a unique concept for the Town centre with flexible workspace for business from 1 person to over 100 people.

The available workspace is arranged over the ground, first and second floors, with the third floor providing a communal hub with break out space and meeting rooms.

With flexible leases available from as little as 6 months, The Motorworks provides the perfect solution for your business to grow and evolve in a vibrant and collaborative environment. The building has an extensive car park allowing all offices to come with their own dedicated parking at an excellent ratio of 1:268 included within the rent.

The building is accessed via a impressive and welcoming reception area via a door entry system for each individual office, allowing occupiers to control their own environment and visitors.

The current specification includes:

- Suspended ceilings with mineral fibre ceiling tiles
- 3 compartment perimeter trunking for power data & telecomms
- Meeting Rooms
- Communal kitchen and break out areas.
- Inclusive car parking.
- 24 hour access
- High Quality Partitioned Offices
- Shared Reception Area
- Male, Female & Disabled WCs
- Passenger Lift

Broadband Speed Checker

	Max Download	Max Upload
Standard	- 16 Mbps	1.0 Mbps
Superfast	- 80 Mbps	20 Mbps

*based on results for postcode area available from <https://checker.ofcom.org.uk/broadband-coverage>.

Suite	Size M2	Size Sq ft	Parking 1:268	Rent pa	Rent PCM	Occupancy*	Available
Ground Floor							
Bentley	28	301	1	£ 7,800	£ 650	1 - 5 people	LET
Beauford	36.03	388	1	£ 9,900	£ 825	3 - 5 people	LET
Vauxhall	23.8	256	1	£ 7,200	£ 600	1 - 4 people	LET
TVR	14.04	151	1	£ 4,500	£375	1 - 3 people	LET
Hillman	49.28	530	2	£13,200	£1,100	4 - 7 people	AVAILABLE
Aston	100.31	1,080	4	£ 27,000	£ 2,250	7 - 13 people	AVAILABLE
First Floor							
Lagonda	98.86	1,064	4	£ 22,500	£ 1,875	7 - 13 people	LET
Triumph	38.39	413	2	£ 10,500	£ 875	3 - 5 people	LET
Lotus	44.32	477	2	£ 12,000	£ 1,000	3 - 6 people	LET
Mini	17.10	184	1	£ 4,800	£ 400	1 - 3 people	LET
Bedford	17.58	189	1	£ 4,800	£ 400	1 - 3 people	LET
Rolls Royce	98.89	1,064	4	£ 26,760	£ 2,230	7 - 12 people	LET
Second Floor							
Jensen	27.60	297	1	£ 9,000	£ 750	2 - 4 people	LET
Morris	21.87	235	1	£ 7,140	£ 595	2 - 4 people	LET
Austin	19.00	205	1	£ 6,200	£ 525	2 - 3 people	LET
Talbot	18.70	201	1	£ 6,120	£ 510	2 - 3 people	LET
Jaguar	98.54	1,061	4	£ 26,520	£ 2,210	7 - 12 people	LET
Range Rover	98.54	1,061	4	£ 26,520	£ 2,210	7 - 12 people	LET
Land Rover	98.54	1,061	4	£ 26,520	£ 2,210	7 - 12 people	LET

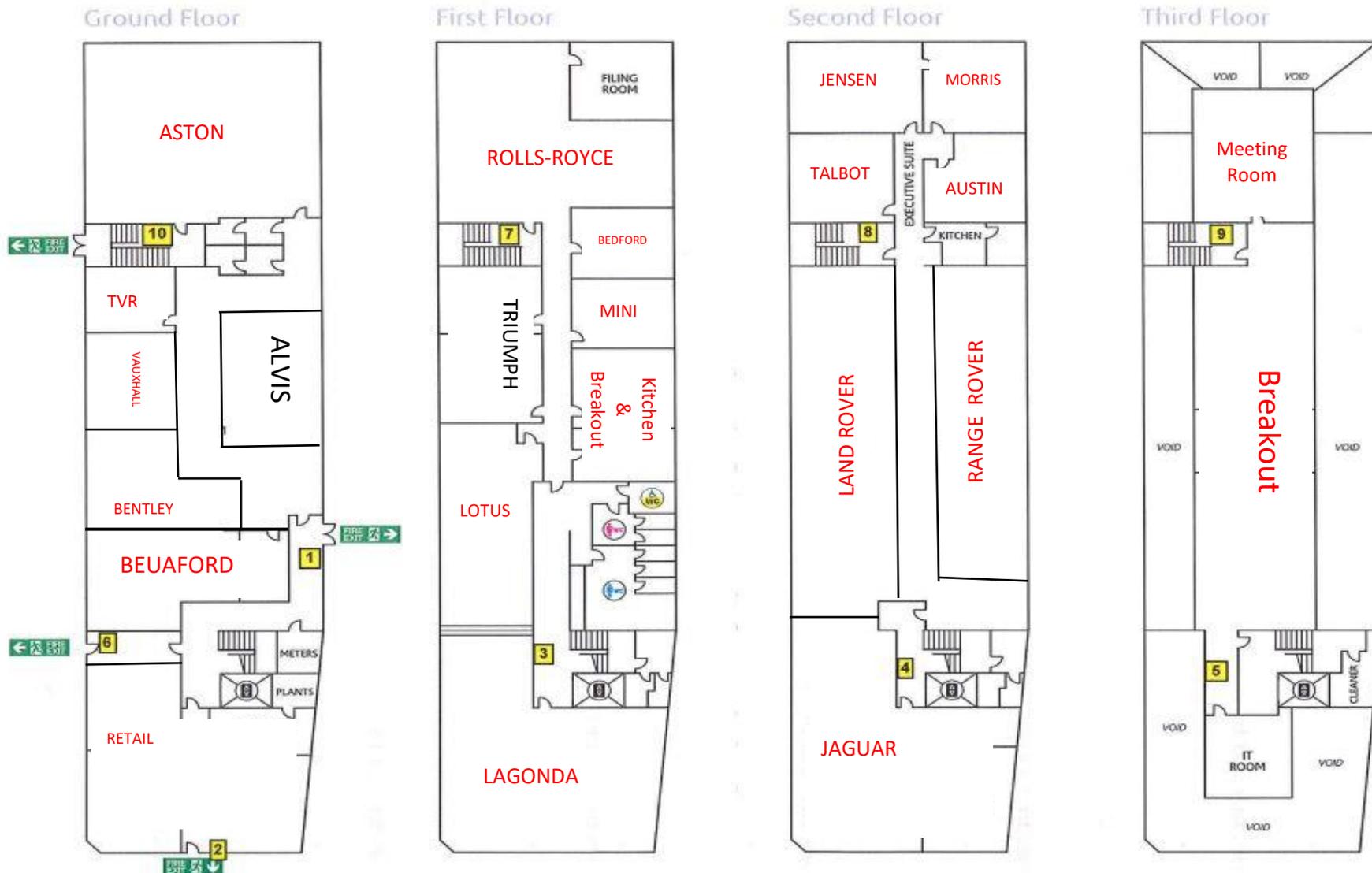
*Based on a range of 1 person to 15 m² to 1 person to 8 m²

Rent

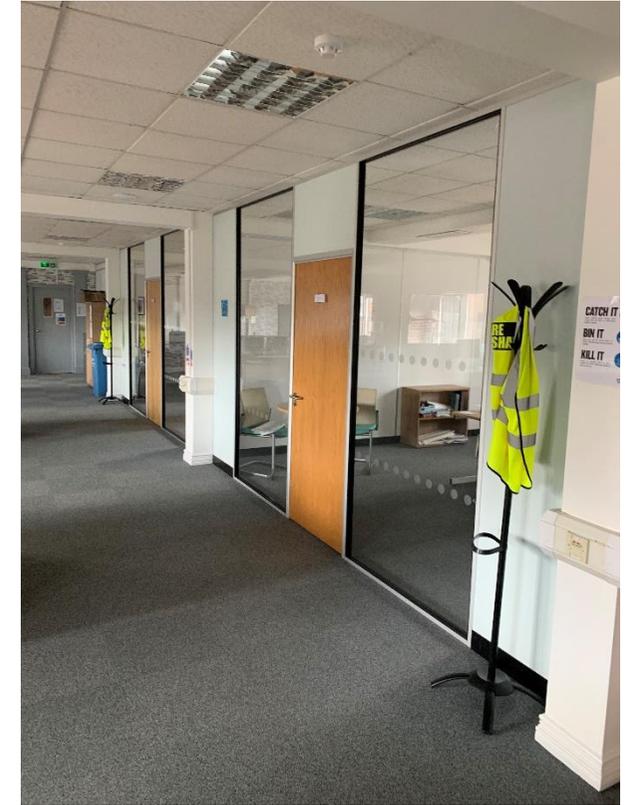
Rentals are inclusive of service charge, utilities, property insurance, communal cleaning and external property maintenance but exclusive of business rates.

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FLOOR PLANS



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LEASE TERMS

Suites are available on flexible terms from a minimum of six months.

VIEWINGS

Strictly by appointment with the sole agents:
Hallams Property Consultants.

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

CONTACT

Mike Burr

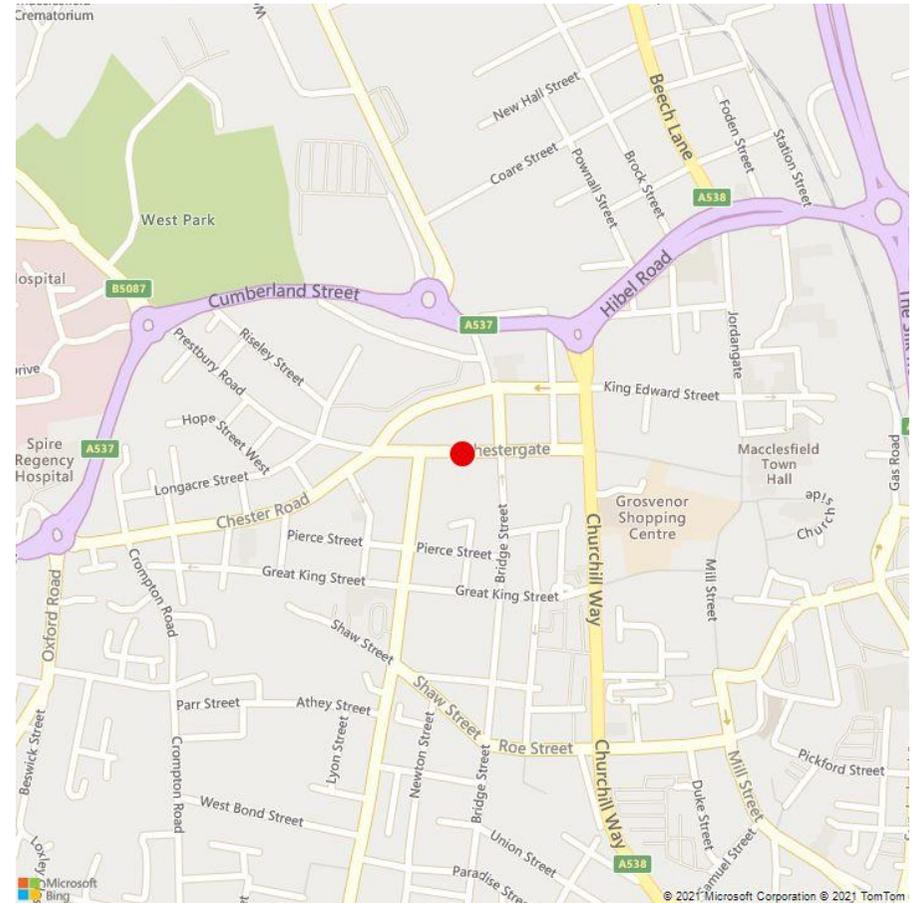
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