

# To Let

## Secure Compounds



☎ 0344 88 000 34

✉ info@hindleylawrence.co.uk



- Compounds from 0.038 - 1.5 acres (0.015 - 0.607 hectares)
- Secure sites
- Stoned & concrete ground covering
- Flood lighting
- CCTV – monitored 24 hours 7 days a week
- Flexible Leases available



Land at Black Lane, Macclesfield, Cheshire, **SK10 2AY**

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### LOCATION

Macclesfield is a Cheshire town of 51,739 residents (2011 census), 20 miles south of Manchester, on the western fringe of the Peak District. Historically it was the centre of the Victorian silk trade but is now predominantly a service and commuter town.

Macclesfield train station is 0.5 miles to the south of the Property, with direct links to Stockport (15min), Manchester (30min), London (1hr 45min) and Birmingham (1hr 10min). Road connections are to the M60 Junction 1, 10 miles to the North and M6 Junction 18, 12 miles to the West.

### DRIVE TIME

Location	Distance	Time(Hr/Mins)
Manchester City Centre	20miles	45mins
Manchester Airport	14 miles	25 mins



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### DESCRIPTION

The Property is located in the Hurdsfield district of Macclesfield, 0.5 miles North East of the town centre. The property sits on the fringe of a historically industrial area, which has been redeveloped to include a Tesco Superstore, which is a 1 minute walk across the River Bollin from the site.

The property is surrounded by a mixture of terraced houses and apartments to the south and east. The property to the North has been redeveloped to create Barrack Mill Retail Parka 130,000 sq ft of retail outlet, whose occupiers include, Aldi, M&S Simply Food, B&M, Costa Coffee and KFC.



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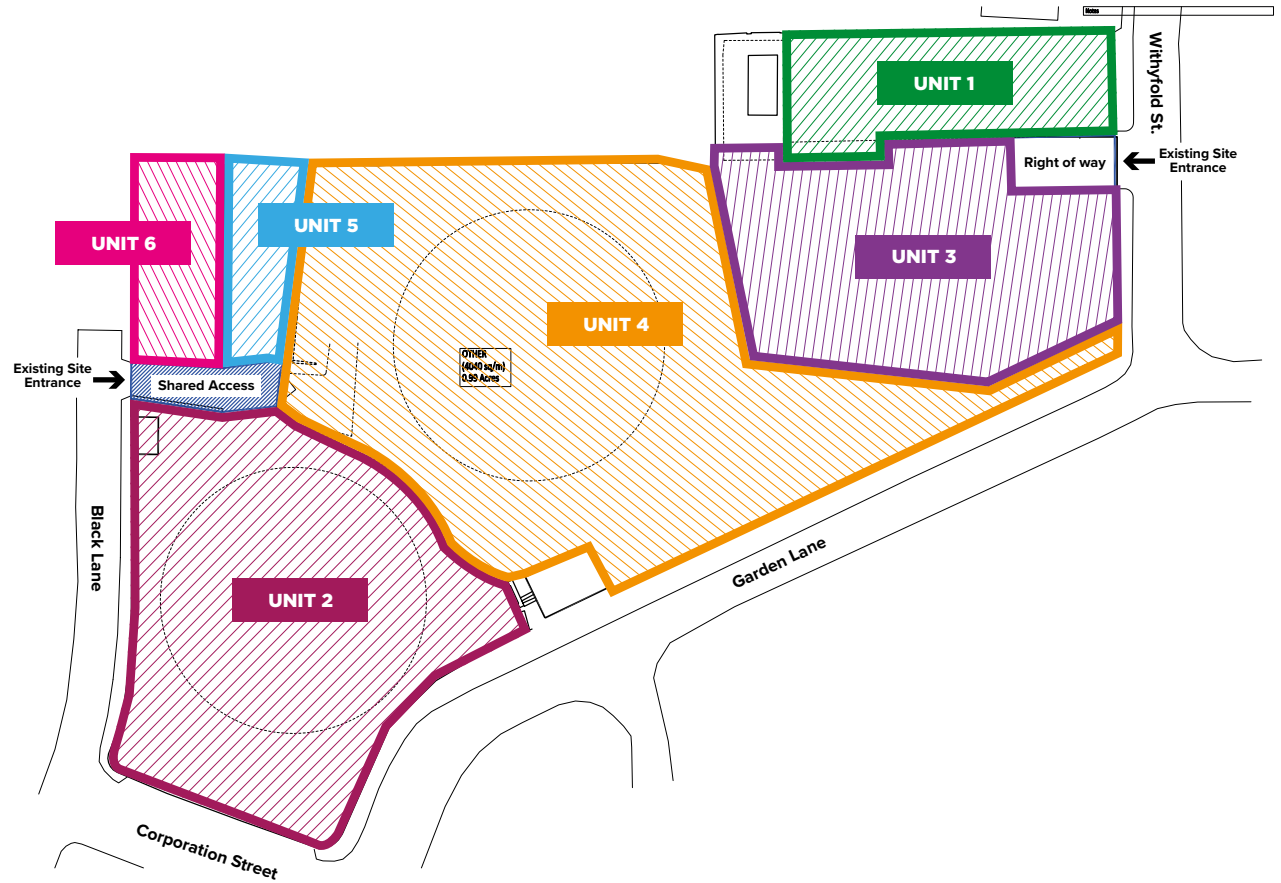
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### ACCOMMODATION

The site will comprise serviced compounds from 0.1-1.6 acres (0.04-0.647 hectares) and will be secured with CCTV.

Unit	Size/Acres	Availability
1	0.118	AVAILABLE
2	0.39	LET
3	1.0	AVAILABLE
4	0.640	AVAILABLE
5	0.038	AVAILABLE
6	0.060	AVAILABLE



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### PLANNING

The local planning authority is Cheshire East Council and its Local Plan Strategy was adopted in July 2017. Within this, the Property is located within the southern boundary of a larger employment area, centred on Hurdsfield Industrial Estate.

### SERVICE CHARGE

Insurance, CCTV monitoring, maintenance and electricity are billed as part of the service charge proportionately at approximately £5,000 per acre.

### RENT

On application

### RATES

Properties will be reassessed upon completion

### TERMS

Properties will be reassessed upon completion

### VAT

Flexible leases will be offered. Minimum term of one year.

### VIEWINGS

Strictly via Joint Sole Agents Hindley Lawrence or Hallams:

#### Tony Hindley

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✉ tony@hindleylawrence.co.uk

Download vCard

#### Mike Burr

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