



## Lyme Green Business Park

Brunel Road, Macclesfield, SK11 0TA

### Modern Industrial Unit On Established Business Park.

**13,438 sq ft**  
(1,248.43 sq m)

- FULL HEIGHT ROLLER SHUTTER DOOR
- WAREHOUSE SPACE
- LOW RENTAL
- YARD SPACE
- A NEW LEASE CAN BE NEGOTIATED

# Lyme Green Business Park, Brunel Road, Macclesfield, SK11 0TA

## Summary

<b>Available Size</b>	13,438 sq ft
<b>Passing Rent</b>	£72,000 per annum
<b>Rates Payable</b>	£42,496 per annum
<b>Rateable Value</b>	£83,000
<b>VAT</b>	All prices are exclusive of but may be liable to VAT
<b>Legal Fees</b>	Each party to bear their own costs. Each party is to be responsible for their own legal costs
<b>EPC Rating</b>	D

## Description

The property comprises a modern, single storey production/warehouse building, of steel portal frame construction. The unit comprises a ground floor warehouse area with a trade counter reception area together with a mezzanine office on the first floor. The property benefits from two roller shutters to the front of the property and a yard/parking area to the front.

## Location

The premises are located on Lyme Green Business and Retail Park. The site is south of Macclesfield town centre and comprising a mixed use business park incorporating offices, retail, leisure and industry. The Park is accessed off the main A532 road which links Macclesfield with Leek approximately 12 miles distant and the town centre Silk Road bypass approximate 2 miles distant.

## Accommodation

Name	sq ft	sq m	Availability
Unit - Warehouse Space	12,306	1,143.26	Available
1st - Office	1,132	105.17	Available
<b>Total</b>	<b>13,438</b>	<b>1,248.43</b>	

## Specification

Frame: Steel Portal

Cladding: Metal profile

Loading Doors (Surface level): 2

Minimum clear internal height (m): 6

Electricity: Three Phase

Gas: Yes

Roof: Lined Metal Profile

Warehouse Heating: Yes

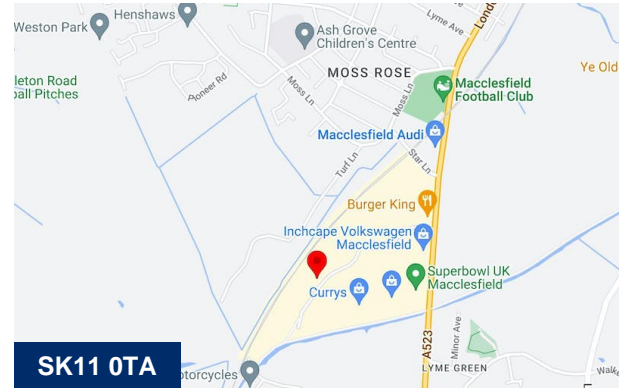
## Viewings

Strictly by appointment with sole agents HALLAMS

## Terms

The property is available via a sublet or assignment of the current lease expiring in April 2026 at a passing rent of £72,000 per annum exclusive.

Alternatively a new lease could be negotiated directly with the landlord subject to covenant strength.



## Viewing & Further Information



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