

FOR SALE - INDUSTRIAL INVESTMENT



**UNIT A & B HEATHER CLOSE
MACCLESFIELD
SK11 0LR**

- INDUSTRIAL PREMISES
- INVESTMENT OPPORTUNITY
- PART OWNER OCCUPIER POTENTIAL
- PART INCOME PRODUCING

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. Heather Close is located directly off the main spine road of the Business Park. 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.

DESCRIPTION

Unit A is being currently used as a warehouse with a mezzanine running along the left hand side. There are roller shutter doors connecting the goods door to the main warehouse. The first floor offices are fitted to a good standard with air conditioning, radiators and good natural light coming in.

Unit B provides uniform rectangular warehouse premises of modern steel portal framed construction with fair faced brick elevations and an insulated corrugated steel roof. The premises are accessed via the main pedestrian entrance and a full height roller shutter door. Internally the premises comprise of an open plan warehouse space with the specification including gas powered warm air blowers, roof lights, male and female WC's.

Tenure - Unit A is let to Saurer Fibrevision from November 2016 to September 2026 on an FRI Lease at £70,000 pax.

ACCOMMODATION

Unit A Ground Floor	9,780 Sq Ft	908.56 Sq M
Unit A Office	4,809 Sq Ft	446.76 Sq M
Unit B	4,827 Sq Ft	448.43 Sq M
TOTAL	19,419 Sq Ft	1,803.75 Sq M

TENURE

The property is held on a Long Leasehold basis, with the original lease being 125 years from 1 January 1989

BUSINESS RATES

Unit A - £33,250 - Unit B - £28,000

EPC

We are currently awaiting the EPC Certificate

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

PRICE

£1,500,000 exclusive

VIEWINGS

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

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