



Langley Park

Langley Road, Langley, Macclesfield, SK11 0DG

**Brand New Hybrid Units
Available Spring 2024,
Suitable for Trade Counter,
Warehouse, Office, Medical
and Retail.**

1,003 to 9,048 sq ft
(93.18 to 840.59 sq m)

- Nine Hybrid units between 1,003-1,006 sq ft
- Use Class E, Suitable for Trade Counter, Warehouse, Office, Retail, Medical
- Estimated Completion Spring 2024
- 3 car parking spaces per unit
- 20kVA 3 phase electricity supply per unit

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Summary

| | |
|-----------------------|---|
| Available Size | 1,003 to 9,048 sq ft |
| Rent | £15 per sq ft |
| Business Rates | Yet to be assessed for business rates by the Local Authority |
| VAT | Applicable. All prices and rents are net of, but are liable for VAT |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

Nine new warehouse/trade counter units situated on the brand new Langley Business Hub at Langley Park. All units come with three allocated parking spaces, 20kVA 3 phases per unit, roller shutter doors with a high lift track arrangement. The lowest point within the units will be 3.4m at the rear rising to 4.5m at the front to underside of roof from finished floor level. These brand new Hybrid units are under the Planning Use Class E and are suitable for Light Industrial, Trade Counter, Office, Retail and Medical Uses.

Proposed completion for the site is Spring 2024.

Location

Langley is a popular semi-rural suburb of Macclesfield close by to Macclesfield Forrest. The site sits adjacent to a new housing development alongside existing housing potentially providing a good local customer base. The site is approx. 10min drive from Macclesfield Railway Station and Macclesfield Bus Station.

Accommodation

The accommodation comprises the following areas:

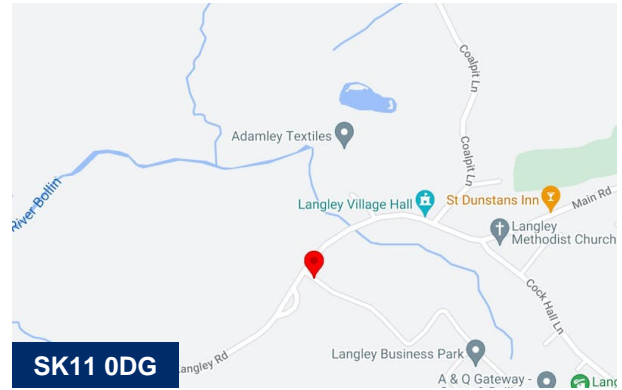
| Name | sq ft | sq m | Availability |
|---------------|--------------|---------------|--------------|
| Unit - Unit 1 | 1,003 | 93.18 | Available |
| Unit - Unit 2 | 1,006 | 93.46 | Available |
| Unit - Unit 3 | 1,006 | 93.46 | Available |
| Unit - Unit 4 | 1,006 | 93.46 | Available |
| Unit - Unit 5 | 1,006 | 93.46 | Available |
| Unit - Unit 6 | 1,006 | 93.46 | Available |
| Unit - Unit 7 | 1,006 | 93.46 | Available |
| Unit - Unit 8 | 1,006 | 93.46 | Available |
| Unit - Unit 9 | 1,003 | 93.18 | Available |
| Total | 9,048 | 840.58 | |

Viewings

Viewing strictly by appointment through sole agent Hallams Property Consultants.

Terms

The units are available by way of a new effective full repairing and insuring lease.



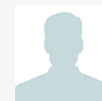
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Jack Hallam

01625 262222

Jhallam@hallams.com