



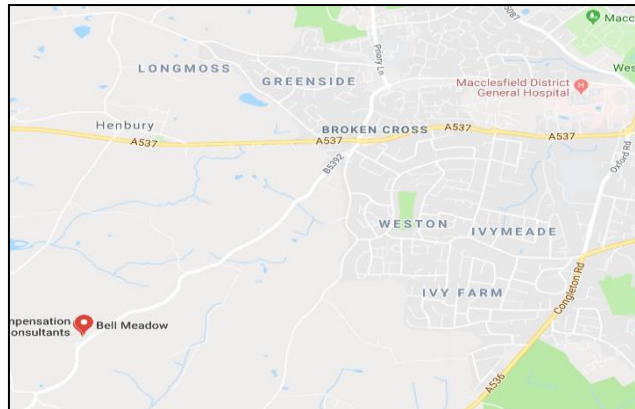
Members of the Royal Institution of Chartered Surveyors

# TO LET

# OFFICE PREMISES - 579 Sq Ft



- Potentially Business Rate Free
- Self Contained
- Ground Floor Premises
- Modern Offices
- On Site Parking



Offices 8 & 9, Rookery View, Pexhill Road,  
Henbury, Macclesfield, SK11 9PY

Churchill Chambers,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AS

**01625 262222**  
[www.hallams.com](http://www.hallams.com)

**LOCATION**

Pexhill Road (B5392) located in the Broken Cross district of Macclesfield lies about two miles north west of Macclesfield town centre. A predominantly rural area characterized by farmland and isolated residential dwellings, but only a short drive from the A34 bypass

**DESCRIPTION**

Rookery View is a modern single story conversion of farm buildings to high specification offices in an attractive courtyard setting. This self-contained office suite has been finished to a high standard and comprises a large general office, smaller private office, kitchen and male and female WC facilities. Incorporating Cat V wiring, spot lighting and ample car parking.

**FLOOR AREAS (NIA)**

<b>Ground Floor</b>	<b>579 sq ft</b>	<b>53.79 m<sup>2</sup></b>
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**TERMS**

The property is available by way of a new full repairing and insuring lease.

**RENT**

£12,000 per annum exclusive

**RATES**

Rateable Value £7,100

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VAT**

All prices and rents are exclusive of, but may be liable to VAT.

**VIEWINGS**

Strictly by appointment with sole agents Hallams Property Consultants.



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