



## Offices 8 & 9 Rookery View

Pexhill Road, Macclesfield, SK11 9PY

### Refurbished Offices with Parking in Attractive Rural Setting.

**579 sq ft**  
(53.79 sq m)

- Ground Floor Premises with External Courtyard
- Self-contained Offices
- Good On Site Car Parking
- Attractive Rural Location
- Zero Business Rates - Subject to meeting all criteria

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

## Summary

<b>Available Size</b>	579 sq ft
<b>Rent</b>	£7,500 per annum
<b>Rates Payable</b>	£6.12 per sq ft The property qualifies for full small business rates relief, qualifying occupiers will benefit from zero rates.
<b>Rateable Value</b>	£7,100
<b>Service Charge</b>	A service charge is payable on a proportionate basis to cover utilities and external maintenance and repairs.
<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 (86)

## 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.

## 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.

## Accommodation

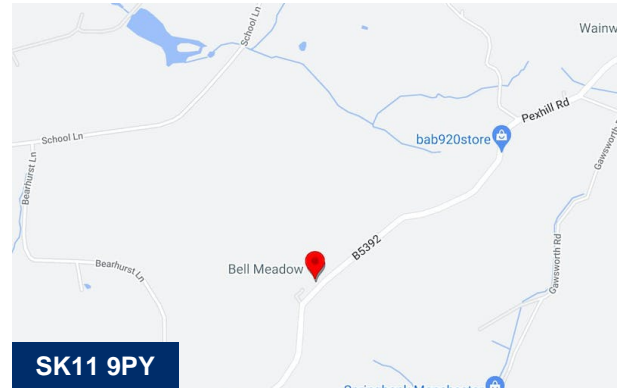
Name	sq ft	sq m	Availability
Unit - 8&9	579	53.79	Available
<b>Total</b>	<b>579</b>	<b>53.79</b>	

## Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

## Terms

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



## Viewing & Further Information



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