



4 Maple Court

Davenport Street, Macclesfield, SK10 1JE

Self-Contained Office Building with On-Site Parking

1,508 sq ft
(140.10 sq m)

- Secure On-Site Parking
- 5-Minute Walk to Railway Station
- Intercom Door Entry System
- Established Office Estate Location

4 Maple Court, Davenport Street, Macclesfield, SK10 1JE

Summary

Available Size	1,508 sq ft
Rent	£1,750 per month
Rates Payable	£4.63 per sq ft As of April 2023
Rateable Value	£14,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

This two-storey office building features classic brick elevations beneath a pitched tiled roof. The interior offers spacious open-plan office areas on both the ground and first floors, complemented by a dedicated meeting room on the ground floor. WC facilities are available on both levels, while the first floor possesses a kitchenette. The property includes a suspended ceiling with integrated CAT II lighting, perimeter electric trunking, partial air-conditioning, wall-mounted gas radiators, carpeted floors, and an intercom door entry system.

Outside, the property provides approximately six designated parking spaces, with the potential for additional spaces upon request.

Location

Maple Court is situated on the easterly edge of Macclesfield Town Centre at the head of Davenport Street which runs parallel to the Silk Road (A523). Macclesfield railway station is situated within a 5-minute walk from the property. The railway station provides frequent trains to Manchester (20 mins) and London (1 hour 47 mins).

Macclesfield is well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been enhanced with the opening of the SEMMMS road linking Manchester Airport to the A6 and the opening of the Poynton bypass reducing the journey time to Manchester Airport and the M56. The town benefits from excellent road communications lying at the junction of the A537 and A523 and within close proximity to the M6 motorway, 14 miles to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	754	70.05	Available
1st	754	70.05	Available
Total	1,508	140.10	

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.



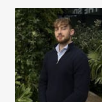
Viewing & Further Information



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