



Units 1-5

The Depot, Station Street, Macclesfield, SK10 2AW

Industrial Unit With Office Space In Central Macclesfield

1,106 sq ft
(102.75 sq m)

- Open Plan Warehouse Space
- Connected Office Space
- Self Contained
- Secure Site
- Concrete / Hardcore Yard
- Potentially Business Rates Exempt

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Summary

Available Size	1,106 sq ft
Rent	£14,000 per annum
Rates Payable	£2.57 per sq ft As of Nov 2023. Occupier may be eligible for 100% small business rates relief.
Rateable Value	£5,700
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subject property is an industrial unit in Macclesfield comprising of predominantly warehouse/storage space along with connected office space on both the ground and first floors.

Location

The premises are accessed via Station Street from Hibel Road, within close proximity to The Silk Road. The property lies within a quarter of a mile from the towns main bus and rail terminals, and a similar distance from the main A523 town centre bypass, which affords access to Stockport (12 miles) and Congleton (7 miles).

Accommodation

The accommodation comprises the following areas:

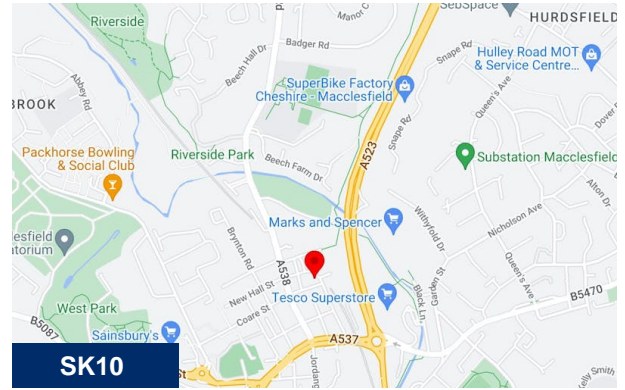
Name	sq ft	sq m	Availability
Ground - Warehouse	650	60.39	Available
Ground - Office	235	21.83	Available
1st - Office	221	20.53	Available
Total	1,106	102.75	

Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new lease for a term of years to be negotiated.



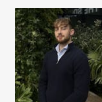
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Ed Hobson

07775 871157

ehobson@hallams.com

