

# TO LET

## MODERN OFFICES IN THE TOWN CENTRE WITH CAR PARKING



# 1,070 SQ FT – 6,807 SQ FT

Churchill Chambers, Churchill Way, Macclesfield

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## LOCATION

The premises are located on Churchill Way (A538) which forms one of the main arterial routes through the centre of Macclesfield. All the usual town centre amenities are readily available.

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).

## DESCRIPTION

The offices are available on the ground, first and second floors of Churchill Chambers and can be accessed via an intercom/fob system on Churchill Way. The ground floor suite consists of a reception area for visitors with an open plan office including WC facilities and a kitchen.

The offices on the upper floors can be accessed via a lift with the first floor providing one open plan office with another further large office and server room. The second floor is more cellular in nature including four glass partitioned offices with an open plan office and further office. There are kitchen/WC facilities on both floors.

The offices are modern in fit out with suspended ceilings, gas central heating, air conditioning cat 2 lighting with fob entry into each office.

There are 25 car parking spaces to the rear which will be proportioned to each tenant.

## FLOOR AREAS

Ground Floor	1,070 sq ft
First and Second Floor	5,736 sq ft

Total	6,807 sq ft
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**The first and second floors can be split.**

Local Authority: Cheshire East Council

## TERMS

The properties are available by way of an assignment/sub-lease on an effectively full repairing and insuring lease for a term of years to be agreed.



## RENT

£10 per sq ft

## RATES

Ground Floor Approx	2011/2012	£5,200 p.a.
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First and Second Floors Approx	2011/2012	£27,000p.a.
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## LEGAL COSTS

Each party is to be responsible for their own legal costs

## VAT

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

## VIEWINGS

Strictly by appointment with sole agents



Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.