



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Unit 1 & 2 at Blaze Farm Wildboarclough, Macclesfield, SK11 0BL **£500 Per Calendar Month**

AVAILABLE AS A WHOLE OR AS TWO SEPERATE UNITS

Two good sized premisses in a private location at Blaze Farm, Wildboarclough. Being central between, Buxton, Macclesfield, Congleton and Leek offers an ideal location for quiet unit spaces.

Unit 1 - £200.00 Per Calendar Month

The unit enjoys an area of approximately 51 square metres or 548 square feet of ground floor space.

Unit 2 - £300.00 Per Calendar Month

The unit offers a sizeable space of approximately 76 square metres or 818 square feet of ground floor space.

Available for immediate occupation and flexible terms.

Situation

The Units are located in a private location of Blaze Farm, Wildboarclough, Macclesfield.

Directions

From Macclesfield take Byrons Lane towards Sutton, continue onto Hollin Lane. Follow Hollin Lane until reaching the junction, here continue onto the A54. Follow the A54 for approximately 2 miles and the property will be situated on the left at Blaze Farm

Description

Two well sized units situated in a secluded location near Macclesfield.

What3Words

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Unit 1 18'8" x 29'2" (5.71m x 8.91m)

Benefits from a large sliding door to the front and a concreted floor throughout.



Unit 2 43'6" x 18'10" (13.27m x 5.75m)

Benefits from a sliding and pedestrian door, with a concreted floor throughout. The unit has the benefit of a WC with a hand wash basin, kitchenette with sink, drainage basin and cupboards which is incorporated within the measurements.



Services

We are of the understanding that Unit 1 is connected to mains electric and water.

We are of the understanding that Unit 2 is connected to mains electric, water and drainage.

Outside

Parking available on site close to each unit.

Terms

The property is available for immediate occupation on flexible terms with the option to Let together or separate.

Local Authority

The local authority for the property is Cheshire East Council.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

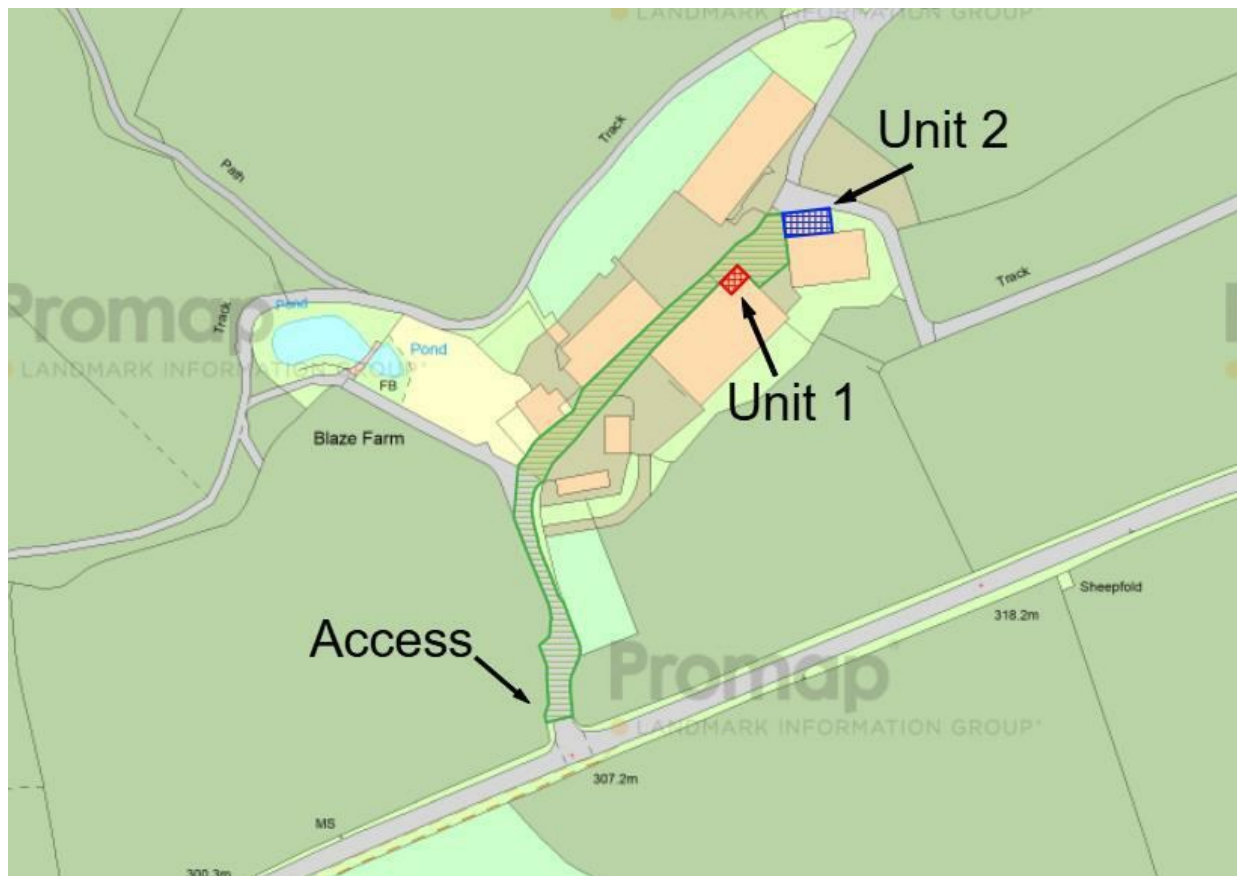
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.