



Unit 18

Adlington Business Park, Macclesfield, SK10 4NL

TO LET / FOR SALE - Ground and First Floor Offices / Trade Counter on an Established Industrial Estate.

1,829 to 3,678 sq ft
(169.92 to 341.70 sq m)

- Fully Refurbished Modern Office Building
- Predominantly Open-Plan
- On-Site Parking with EV Charging
- Meeting Rooms on Each Floor
- Air Conditioning Throughout
- Full Alarm System and Shutters
- W/C's and Showers on Each Floor

Unit 18, Adlington Business Park, Macclesfield, SK10 4NL

Summary

Available Size	1,829 to 3,678 sq ft
Rent	£17.50 per sq ft
Rates Payable	£5.05 per sq ft Current rateable value (1 April 2023 to present)
Rateable Value	£37,250
Service Charge	Service Charge Currently Being Calculated.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 18, Adlington Business Park, Macclesfield offers modern office accommodation across two floors, totaling approximately 3,600 sq ft (1,800 sq ft per floor). The space is available as a whole or on a floor-by-floor basis, providing flexibility for occupiers.

Each floor features dedicated meeting rooms, along with a mix of open-plan and private office space. The property benefits from air conditioning, gas heating, a fitted kitchen, separate male and female WCs, showers, and six dedicated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,829	169.92	Available
1st	1,849	171.78	Available
Total	3,678	341.70	

Location

Unit 18 is located on Adlington Business Park, a well-established commercial hub just off the A523 Silk Road, providing excellent access to Macclesfield, Stockport, and Manchester. The park benefits from strong regional connectivity, with the A6 and A34 nearby and the M56 and M60 motorways within easy reach.

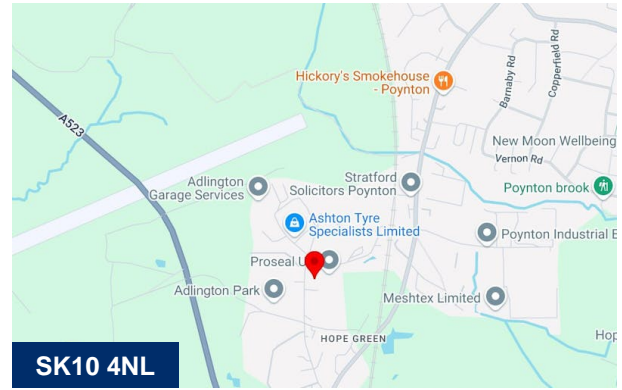
Adlington Train Station is just minutes away, offering connections to Manchester Piccadilly and Macclesfield, while Macclesfield's mainline station provides direct services to London Euston in under two hours. The business park is home to a range of occupiers and offers a well-connected and convenient business location.

Viewings

Strictly by appointment only with sole agents, Hallams Property Consultants.

Terms

The premises are available by way of a new lease on a floor-by-floor basis, for a term of years to be negotiated. Alternatively the long leasehold interest is available for sale.



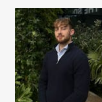
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Ed Hobson

07775 871157

ehobson@hallams.com

