



## Langley Park

Langley Road, Langley, Macclesfield, SK11 0DG

**Brand New Hybrid Units  
Available Now, Suitable for  
Trade Counter, Warehouse,  
Office, Medical and Retail.**

**1,003 to 9,048 sq ft**  
(93.18 to 840.59 sq m)

- Nine Hybrid units between 1,003-1,006 sq ft
- Use Class E, Suitable for Trade Counter, Warehouse, Office, Retail, Medical
- Great Location
- 20kVA 3 phase electricity supply per unit
- 3 car parking spaces per unit
- On site bicycle storage

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## Summary

<b>Available Size</b>	1,003 to 9,048 sq ft
<b>Rent</b>	£15 per sq ft
<b>Business Rates</b>	Yet to be assessed for business rates by the Local Authority
<b>VAT</b>	Applicable. All prices and rents are net of, but are liable for VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Nine new warehouse/trade counter units situated on the brand new Langley Business Hub at Langley Park. All units come with three allocated parking spaces, 20kVA 3 phases per unit, roller shutter doors with a high lift track arrangement. The lowest point within the units is 3.4m at the rear rising to 4.5m at the front to underside of roof from finished floor level. These brand new Hybrid units are under the Planning Use Class E and are suitable for Light Industrial, Trade Counter, Office, Retail and Medical Uses.

The development is now complete as of September 2024.

## Location

Langley is a popular semi-rural suburb of Macclesfield close by to Macclesfield Forrest. The site sits adjacent to a new housing development alongside existing housing potentially providing a good local customer base. The site is approx. 10min drive from Macclesfield Railway Station and Macclesfield Bus Station.

## Accommodation

The accommodation comprises the following areas:

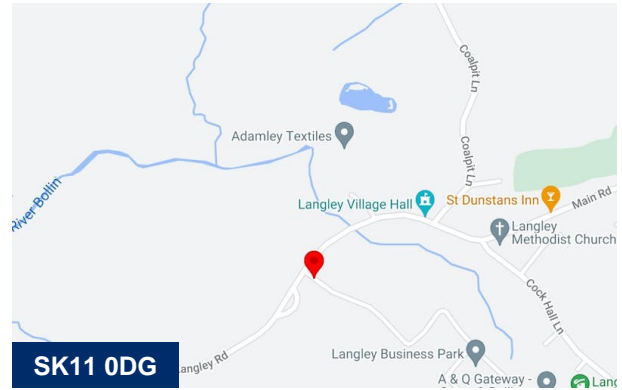
Name	sq ft	sq m	Availability
Unit - Unit 1	1,003	93.18	Let
Unit - Unit 2	1,006	93.46	Available
Unit - Unit 3	1,006	93.46	Available
Unit - Unit 4	1,006	93.46	Available
Unit - Unit 5	1,006	93.46	Available
Unit - Unit 6	1,006	93.46	Available
Unit - Unit 7	1,006	93.46	Available
Unit - Unit 8	1,006	93.46	Available
Unit - Unit 9	1,003	93.18	Available
<b>Total</b>	<b>9,048</b>	<b>840.58</b>	

## Viewings

Viewing strictly by appointment through sole agent Hallams Property Consultants.

## Terms

The units are available by way of a new effective full repairing and insuring lease.



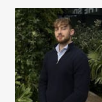
## Viewing & Further Information



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