

TO LET

234.9 sq m (2529 sq ft)



MODERN OFFICES WITH PARKING

SIGNAL HOUSE HULLEY ROAD MACCLESFIELD SK10 2SF

An opportunity to lease a well-appointed office building with 15 car park spaces on a popular industrial estate. The property is found approximately one mile to the north of Macclesfield town centre on Hulley Road just off the A538 Silk Road bypass.

The offices are well presented. They are over ground and first floors and have reception area, open plan and cellular areas, kitchen and male and female WCs. The offices benefit from gas central heating, computer wiring, intruder and fire alarms.

Outside there is excellent car parking. The site benefits from being gated.

Accommodation:

| | | |
|---------------|-------------|--------------|
| Ground Floor: | 105.62 sq m | (1137 sq ft) |
| First Floor: | 117.78 sq m | (1268 sq ft) |

Passing Rent: £21,750 pax

Signal House, Hulley Road, Macclesfield

Lease: The property is available by way of assignment of a lease expiring on 1st August 2027. The current lease is outside the security of tenure provisions of the 1954 Landlord and Tenant Act. Consideration may be given to a new longer lease from the landlords.

RATING ASSESSMENT: We understand from the Valuation Office website that the property has a **Rateable Value** of **£27,500** under the 2026 Rating List. The rates payable are calculated by multiplying the rateable value by the uniform business rate multiplier for the current year. In certain cases there may be relief for small businesses. Further information can be obtained from the Local Authority.

COSTS:

1. All figures quoted are exclusive of but may be liable to VAT.
2. The incoming tenant to be responsible for all landlords' reasonable legal costs incurred in connection with the preparation of the lease.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.