

# TO LET

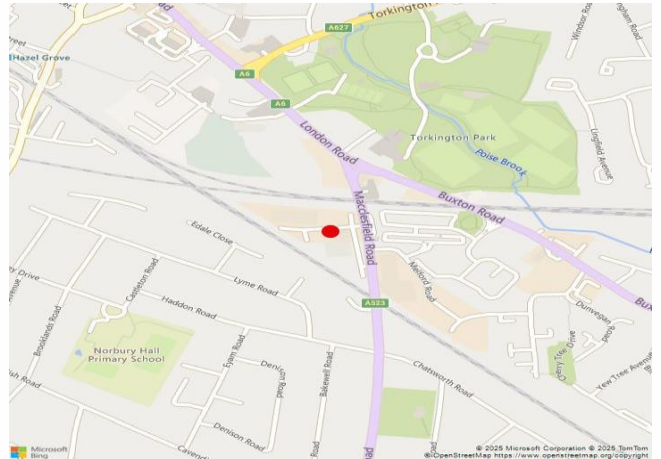


Unit 11 Marcliffe Industrial Estate, Macclesfield Road, Stockport, SK7 5EG

**Industrial/Warehouse Unit**  
**9,164 Sq Ft (851.34 Sq M)**

- Open Plan Layout
- Situated within an Established Industrial Estate
- Suitable for a Variety of Uses (STP)
- Available from December 1<sup>st</sup>, 2025





## Location

The property is situated within Marcliffe Industrial Estate, prominently positioned in Hazel Grove, Stockport. The estate benefits from frontage onto Macclesfield Road (A523), a key arterial route linking Poynton to the south and Stockport-approximately 3.5 miles to the north via Buxton Road.

Junction 1 of the M60 motorway lies around 4 miles to the North, providing excellent regional and national connectivity. Hazel Grove Train Station is located approximately 1.5 miles from the estate, while the Hazel Grove Park & Ride facility is conveniently situated directly across Macclesfield Road.

## Description

The property is made of a curved corrugated steel clad roof incorporating roof lights. Access into the unit is via an electric roller shutter and a personnel door to the front. Internally the unit comprises an open plan warehouse/industrial space with built in offices and mezzanine area comprising of an office, storage space and WC facilities on the ground floor and kitchenette on the mezzanine. Internal specifications include sodium box lighting and concrete floor.

Mains services include Electric, Gas and Water which are direct supplies.

## Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) to provide the following approximate Gross internal Area:  
Total, 9,164 Sq Ft / 851.36 Sq M

## EPC

EPC rated E (117). A copy can be supplied upon request.

## Asking Rent

The unit is available on terms to be agreed at a rental of £45,000 per annum plus VAT.

## Business Rates

Rateable Value: £21,250.

We advise all interested parties to make their own enquiries to the Valuation Office Agency.

## VAT

VAT is applicable.

## Legal Costs

A fixed Legal Fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

## Service Charge

The current Service Charge payable by the Tenant is £4,387 per annum plus VAT. This is reviewed on an annual basis

## Property Insurance

The current Property Insurance payable by the Tenant is TBC per annum plus VAT. The policy is reviewed on an annual basis, at which point the fair proportion premium will be apportioned to Tenants

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Harry Mason

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## Date of Preparation

14 October 2025