

TO LET - SELF CONTAINED OFFICE BUILDING



3 Brunswick Street
Macclesfield
SK10 1ER

- OWN FRONT DOOR SELF-CONTAINED BUILDING
- REFURBISHED AND READY TO OCCUPY
- TOWN CENTRE LOCATION
- SHORT TERM FLEXIBLE LEASES

An abundance of quality amenity just beyond your own front door!



Market Place has recently undergone a transformation, becoming the destination for food and drink in the town, with high quality independent operators including Plums Kitchen, Flour Water Salt providing great Breakfast and Lunchtime offers. Outside of work hours the area is the place to meet for an after-work drink at either R&G's Beervault or Fiveclouds or a meal at Pizza Express, Fina Bar & Grill, and O'Cha Thai Restaurant.

The Picturedrome 'Food Hall' is approx. 5-minute walk from the property which provides wide range of cuisines and offers a good place for team lunches.



Car Parking

There are multiple car parks within a very short walk from 3 Brunswick Street, including the Jordangate and Town Hall Car Park, ensuring office occupiers have ample car parking options on the doorstep. Season tickets are available from Cheshire East Council as little as £1.83 per day.

Messrs. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property

Escape the office.....

With an ever-increasing focus on good health and wellbeing practices forming a part of the working day, escaping the office for fresh air, exercise and a mental break is an important factor when choosing an office space.

3 Brunswick Street benefits from being less than 100m from Sparrow Park which provides excellent views across the town to the Peak District. The seating area within the park provides the perfect spot for a refreshing break during the working day. For the more active, the 108 steps next to the park provides the perfect opportunity to get the daily step count and heart rate up.



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LOCATION

The premises are situated in a prominent position in Macclesfield town centre on the corner of Market Place and Brunswick Street opposite the town library.

As well as its central location, the accommodation also benefits from being approximately a quarter of a mile from the town's main bus and rail terminals ensuring the office space benefits from excellent public transport connectivity to the local area and the wider North West region.

DESCRIPTION

The suite consists of a first-floor office fully self-contained office suite, giving the occupier the opportunity control their own environment. The property has a door entry fob system a reception/breakout suite with a main open plan office immediately off the reception/breakout area. The suite also benefits from its own kitchen and male and female toilets.

The office benefits from excellent natural light, and high ceilings providing a great working environment. The suite is ready to occupy internet connectivity with Wi-Fi and desks in situ.

SPACE

- 770 sq ft
- WIFI Included
- Door entry fob system
- Kitchen Facilities
- Break Out Space

TERMS

- Short term all-inclusive flexible Leases available

LEGAL COSTS

- Each party is to be responsible for their own legal costs

VIEWINGS

- Strictly with sole agents HALLAMS PROPERTY CONSULTANTS



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