



## Metro House

Union Street, Macclesfield, SK11 6QG

### Self-Contained Offices To Let - 3650 sq ft

**3,650 sq ft**  
(339.10 sq m)

- Central Macclesfield Location
- 9 Car Parking Spaces
- Kitchen / Canteen
- Male, Female and Disabled WC
- 1st Floor Offices
- Passenger Lift

# Metro House, Union Street, Macclesfield, SK11 6QG

## Summary

|                       |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------|
| <b>Available Size</b> | 3,650 sq ft                                                                                   |
| <b>Rent</b>           | £12 per sq ft                                                                                 |
| <b>Rates Payable</b>  | £4.60 per sq ft                                                                               |
| <b>Rateable Value</b> | £33,650                                                                                       |
| <b>VAT</b>            | All prices are exclusive of but may be liable to VAT                                          |
| <b>Legal Fees</b>     | Each party to bear their own costs. Each party is to be responsible for their own legal costs |
| <b>EPC Rating</b>     | C                                                                                             |

## Description

The premises are open plan offices located on the first floor of Metro House. It is currently broken into small suites which have been used as meeting and training rooms. There is a lift and stairs to the first floor. The property has to the front Male and Female Toilets and a Disabled WC. The Kitchen is towards the front. The property benefits from gas central heating and parking to the rear of the property. Looking at the floor plans - suites 1,2,3,5,6 and 7 are available (with suite 4 set to be partitioned off and have its own access), however the layout is configurable and can be returned to open plan offices to suit incoming occupiers requirements.

## Location

Macclesfield is uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland. With the benefit of a West Coast Mainline Railway Station making Macclesfield very easily accessible from Manchester (22 mins) and London (1:41 mins) Macclesfield is also well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been further improved with the opening of the SEMMMS road which links Manchester Airport and the A6. This connectivity will be improved further with the opening of the Poynton bypass in early 2022. The bypass will reduce the journey time to Manchester Airport and the M56 even further. Metro House is located from Union Road, using Churchill Way the principal route through Macclesfield town centre.

## Accommodation

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 1st          | 3,650        | 339.10        | Available    |
| <b>Total</b> | <b>3,650</b> | <b>339.10</b> |              |

## Viewings

Strictly by appointment with sole agents HALLAMS

## Terms

The premises are available by way of a new lease for a term of years to be negotiated.



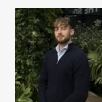
## Viewing & Further Information



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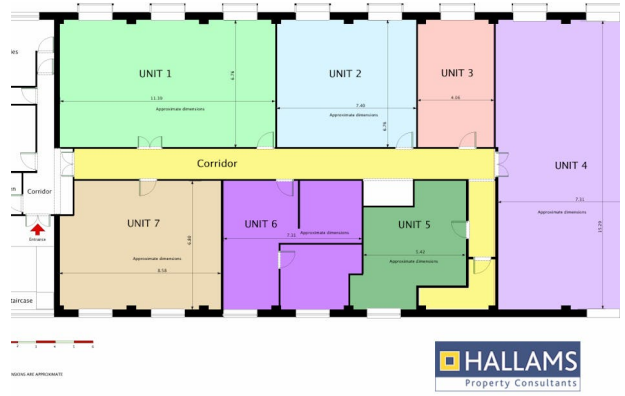


### Ed Hobson

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1<sup>ST</sup> FLOOR PLAN

