



Bailey Court

Green Street, Macclesfield, SK10 1JQ

Well Positioned Office Suite, in Macclesfield, with Parking.

485 to 1,859 sq ft
(45.06 to 172.71 sq m)

- Open Plan Office Space
- Great Views across Macclesfield
- Private Kitchen
- Separate Male and Female W/C
- 5 Parking Spaces
- Less than 200 metres from Macclesfield Train Station
- Lift Access

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Summary

Available Size	485 to 1,859 sq ft
Rent	£1,395 per month
Rates Payable	£3.90 per sq ft Occupier may be eligible for 100% small business rates relief.
Rateable Value	£10,750
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises of a self contained office suite, on the top floor of an attractive converted former mill building. The space provides a great opportunity for a business to benefit from quality office premises with great views across Macclesfield and 5 parking spaces. The suite benefits from a private kitchen, and personal male and female W/C's.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - Suite 5	485	45.06	Available
Suite - Suite 6	1,374	127.65	Available
Total	1,859	172.71	

Location

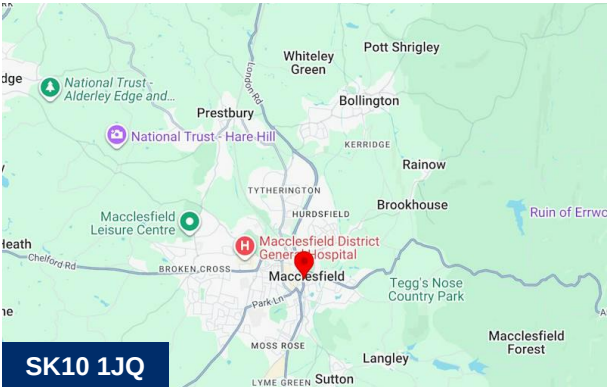
The property is located in Macclesfield Town Centre and benefits from a central location as well as being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport. Junction 18 of the M6 Motorway is also within a 30 minute drive of the property. Bailey Court is a short walk from the town's main shopping area which has a wide range of retailers, bars and restaurants. Macclesfield railway station, immediately opposite the building, is on the Manchester to London line with trains running from Macclesfield to London, approximately every 30 minutes. The station is also well connected to Cheshire and the wider region, with regular services to Stockport, Congleton, Stoke-On-Trent and other neighbouring towns.

Viewings

By appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new lease from the 1st January 2025.



Viewing & Further Information



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