



Churchill Chambers

Churchill Way, Macclesfield, SK11 6AS

**Office in a prominent
position in the centre of
Macclesfield**

394 sq ft
(36.60 sq m)

- OFFICE
- PARKING
- OPEN PLAN
- DDA COMPLIANT
- CENTRE OF MACCLESFIELD
- DISABLED ACCESS

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Summary

Available Size	394 sq ft
Rent	£542 per month
Business Rates	Occupier likely eligible for 100% small business rates relief.
Service Charge	£6.60 per sq ft
Car Parking	£60 per space / month 2 spaces available
VAT	All prices are exclusive of but may be liable to VAT
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs
EPC Rating	D (90)

Description

The available premises are a first floor office suite, the space is open plan with two room which could be used as meeting rooms or private offices. The property is fully DDA compliant, has separate male and female W/Cs and disabled access.

The premises benefit from a good quality fit out with suspended ceilings, gas central heating, air conditioning, CAT 2 lighting and a fitted CCTV system.

The property benefits from parking to the rear of the property, as well as direct access to the high street.

Location

The premises are located on Churchill Way (A538) which forms one of the main arterial routes through the centre of Macclesfield.

Macclesfield train station, which is located approximately a 5 minute walk from the property. There are regular services to Manchester (19 minutes), Stockport (11 minutes) and London Euston (1hr 48 minutes). Manchester Airport lies 5 miles North East of Alderley Edge.

Macclesfield is home to a number of national retailers and multiple successful independent retailers. Café Nero, Costa Coffee, Pizza Express, Greggs, Boots, are a few of the retailers. Along Chestergate is the new Picturedrome, the popular food hall which is approximately a 4 minute walk from the property.

Accommodation

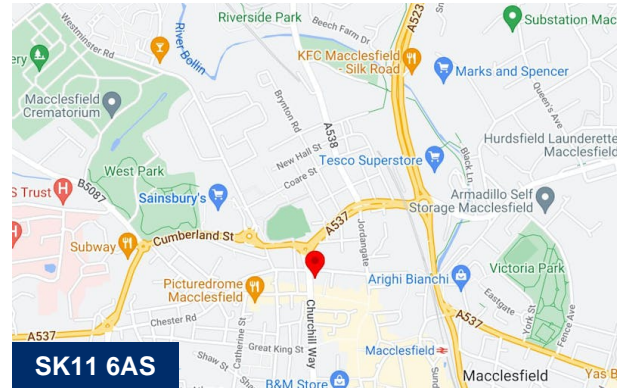
Name	sq ft	sq m	Availability
1st - Suite 3	394	36.60	Available
Total	394	36.60	

Viewings

Strictly by appointment with sole agents HALLAMS

Terms

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



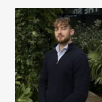
Viewing & Further Information



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