

FOR SALE

MACCLESFIELD ROAD

HAZEL GROVE, SK7 5EN

RARE FREEHOLD OPPORTUNITY IN A PROMINENT LOCATION

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Rare freehold opportunity benefitting from a prominent location on Macclesfield Road.

Opportunity to acquire a freehold industrial unit extending to approximately 15,209 sq ft, located on the Marcliffe Estate, Hazel Grove.

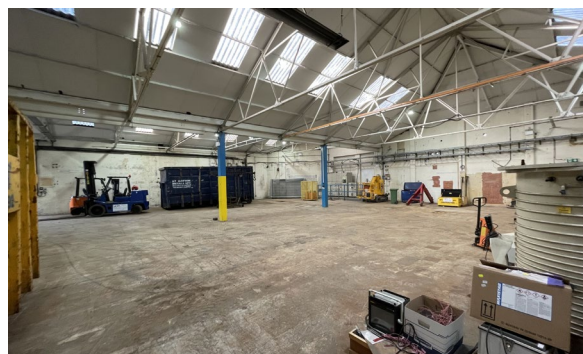
The Property benefits from a highly prominent frontage on Macclesfield Road (A523) providing access to the M60 (Junction 1) via the A6, as well as a significant power supply of 2.5 MVA. There are a good mix of national and local trade occupiers neighboring the property.

KEY FEATURES

- Freehold
- 15,202 sq ft (GIA)
- **2.5 MVA of power**
- 1 level access loading door
- Two storey offices
- External rear yard / storage area
- Dedicated parking
- Prominent position on Macclesfield Road
- Excellent transport links

Floor Area	SQ FT	SQ M
Warehouse	11,381	1,057.3
Offices	3,828	355.7
TOTAL	15,209	1,413

The units have been measured on a GIA basis


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LOCATION

The property is located on the Marcliffe Estate in Hazel Grove. It benefits from strong frontage to Macclesfield Road (A523) providing direct connectivity to both the A555 and the A6, enabling access to the wider South Manchester and Cheshire areas.

The property is positioned approximately 3.5 miles from Junction 1 of the M60 and 7 miles from Junction 5 of the M56

Hazel Grove train station is located a short walk from the property served by Northern Line services between Manchester and Buxton. Manchester Airport is also just 8 miles south of the property.

DESCRIPTION

The property comprises a terraced industrial unit of steel portal frame construction, with part brick and part steel profile elevations, extending to approximately 15,209 sq ft (GIA).

The unit provides open warehouse space with 4m – 6.5m eaves and ancillary office and lab space over two floors, served by a single level access loading door. There is a generous 2.5 MVA of power supplied to the property.

Externally, there is a front forecourt and as small yard / storage area to the rear of the property.

Transport	Distance
M60 (Junction 1)	3.5 miles
M56 (Junction 5)	7 miles
Hazel Grove Train Station	0.5 miles
Stockport Town Centre	3 miles
Manchester Airport	8 miles
Manchester City Centre	9 miles

Source: Google Maps

PRICE

POA.

RATEABLE VALUE

Interested parties should enquire with the Local Authority for Information.

EPC

C - 65

LEGAL COSTS

Each party will be responsible for their own legal costs.

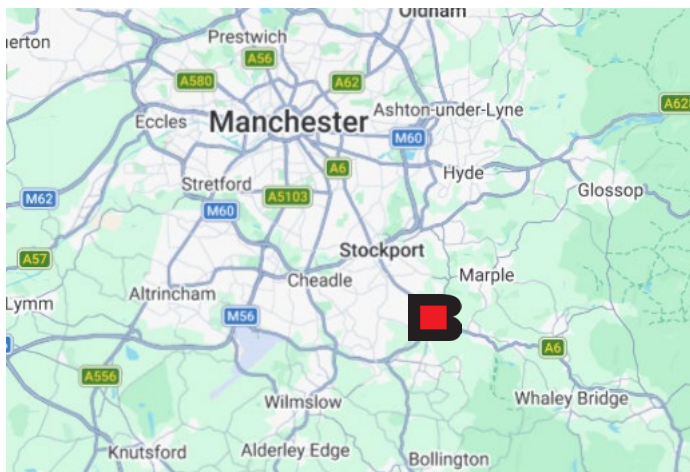
VIEWINGS

Strictly by prior appointments with the sole agent.

VAT

All outgoing are subject to VAT.

LOCATION MAP



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