

TO LET

APPROX 2,533 sq ft



LIGHT INDUSTRIAL/STORAGE/LEISURE PREMISES

**UNITS 3A & 5A
THE GREEN BUSINESS AND LEISURE HUB
GREEN STREET
MACCLESFIELD SK10 1JN**

Location: The property, The Green Business and Leisure Hub, occupies a convenient position on Green Street within close proximity to Macclesfield town centre. The location provides excellent accessibility to local amenities, public transport links and the wider road network. There is easy access to the Silk Road bypass (A523) which provides direct connections to the regional motorway network and surrounding commercial centres including Stockport, Manchester and Congleton.

Description: Units 3A & 5A comprise versatile light industrial/storage units situated within a well established mixed use commercial development with a variety of businesses already in occupation. The premises provide good quality clear lofty accommodation suitable for a range of occupiers and uses falling with Commercial Class E.

Accommodation: The units extend to approximately 2,533 sq ft (235.32 sq m) and feature:

- Clear open plan industrial/storage space
- 2 roller shutter door access
- Substantial 3-phase electricity supply available
- WC/welfare facilities
- Flexible Class E use potential
- Established mixed use commercial environment
- Convenient access with 5 min. walk from the railway station and 8 min. from the bus station
- Good parking in general area
- Small Convenient Store 100 metres away

Units 3A & 5A Green Business and Leisure Hub, Macclesfield

Rent: £8.00 per sq ft, no service charge, no VAT payable on rents

Business Rates: The premises are currently not separately assessed with **rateable values** of **£7,000** and **£2,800**. Tenants can claim small business relief at 100% with a rateable value of less than £12,000, subject to certain caveats. Interested parties should make their own enquiries with the Local Rating Authority regarding payable rates and any available reliefs.

Lease: The units are available by way of a new internal repairing and insuring lease and Landlords' standard form of short lease used for this building.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.