

**TO LET**

**505 sq ft**



## FIRST FLOOR OFFICE SUITE

### THE OLD SAWMILL ELIZABETH STREET MACCLESFIELD SK11 6QL

#### Location:

The property is situated on Elizabeth Street within Macclesfield town centre, an established commercial area in Cheshire East. The location is urban in nature and lies within the Macclesfield Central Ward.

Macclesfield is a popular market town approximately 16 miles south of Manchester and offering a balance of business accessibility and attractive surrounds near the Peak District National Park.

The town benefits from strong transport connections including a main line railway station with regular services to Manchester and London.

There is a central bus station with routes to surrounding towns and employment centres and good road access via the A523 and A537.

#### Local Demographics:

Macclesfield has a population of approximately 68,000 people (2021 Census) with a broad working age base supporting local businesses.



**The Old Sawmill, Elizabeth Street, Macclesfield**

**Rental Terms:**

- £100 per week for the entire suite
- £ 75 per week per office if let separately

**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.

