



RENT

£25,000
(per annum)



EPC RATING

Further information
available upon request



The Old Stables

Siddington, Macclesfield, Cheshire, SK11 9JY

Leasehold | Modern Office Conversion | 1,743 Sq Ft (160 Sq M)



TO LET



Location

The Old Stables is situated within the fabulous grounds of the Capesthorpe Estate next to the 16th Century Grade II* listed Hall. The Stables previously served as the stabling within the Mews yard. It has since been converted into a high specification unique office space.



Description

This Stables conversion offers modern high quality office accommodation with a fully fitted kitchen and toilet facilities. The reception and kitchen area features high quality finishes and fixtures on the ground floor with two mezzanine office areas above. A further office area is provided on the ground floor with stairs leading to an additional first floor office space. Additional storage and a comms room are also situated on the first floor. There are radiators throughout which are fuelled by a Biomass Boiler.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

| Description | Sq Ft | Sq M |
|-----------------|-------|------|
| The Old Stables | 1,743 | 160 |



Amenities



Rural Location



Refurbished



Car Parking



Open Plan



Rent - £25,000 pa



Floor Space -
1,743 sq ft





Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The terms are available on request from the letting agent Fisher German LLP.

Rent

£25,000 per annum.

Tenure

The property is available by way of new FRI lease for a term of years to be agreed between the parties.

Business Rates

Rateable value: £16,000. Further information is available upon request.

Services

- The owner can provide 10MB of internet via a dedicated leased line at a cost of £65 per month.
- Electricity is recharged via a sub meter.
- Heating is provided to the building via the Halls Biomass boiler. The Biomass heating is charged quarterly based on meter readings taken.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

A service charge of £80 per calendar month will be payable.

This includes water, external yard maintenance and external lighting.

EPC

EPC rating is currently pending. Further information available upon request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

References

The successful tenant will need to provide satisfactory references for approval.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

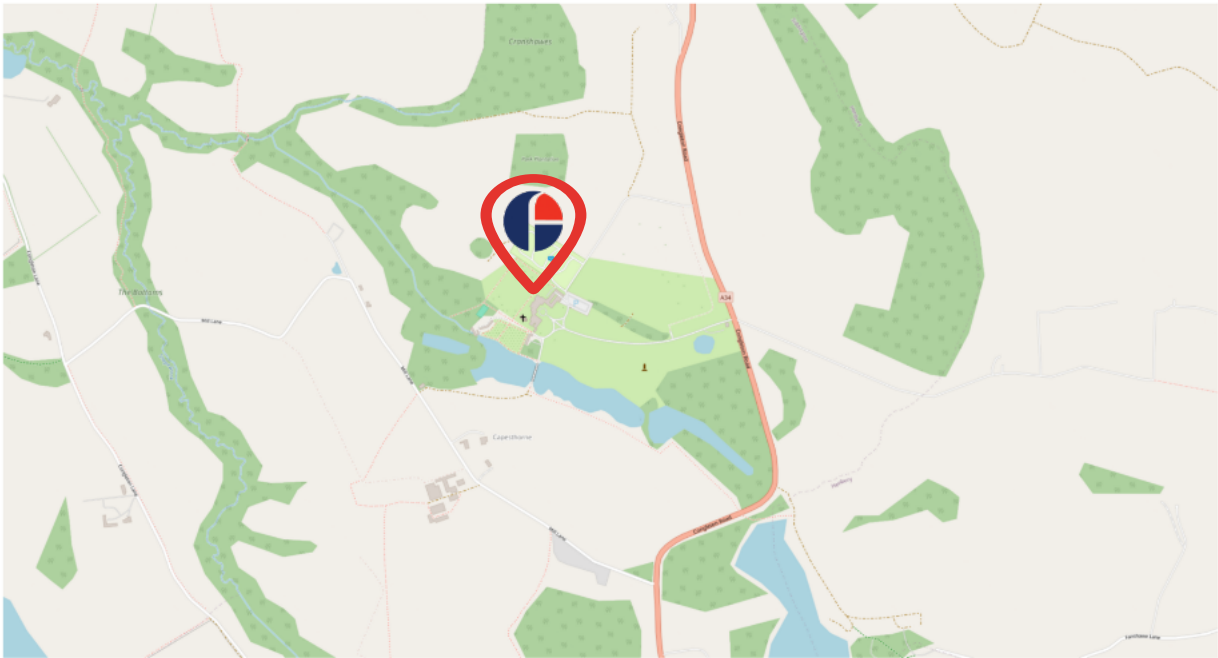
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

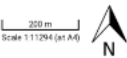
Strictly by prior arrangement with the sole agents.



The Old Stables, Siddington



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Approximate Travel Distances



Locations

- Chelford - 2 miles
- Alderley Edge - 4 miles
- Macclesfield - 5 miles
- Congleton - 6 miles



Nearest Station

- Chelford - 3.5 miles



Nearest Airport

- Manchester - 10.2 miles



Viewings



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Particulars dated November 2024. Photographs dated November 2024.

