

# Land & Premises at Gawsworth

Congleton Road, Gawsworth, Macclesfield, SK11 9ET

Leasehold  
Open Storage Yards  
Workshop of 6,348 sq ft

0.25 - 1 Acre



**To Let** | Flexible Terms



## Amenities



Power



Open Storage



Transport Links

## Description

The land and premises form part of a larger complex offering a functional warehouse / workshop space together with areas of open storage land.

There are three plots which can either be let separately or as a whole.

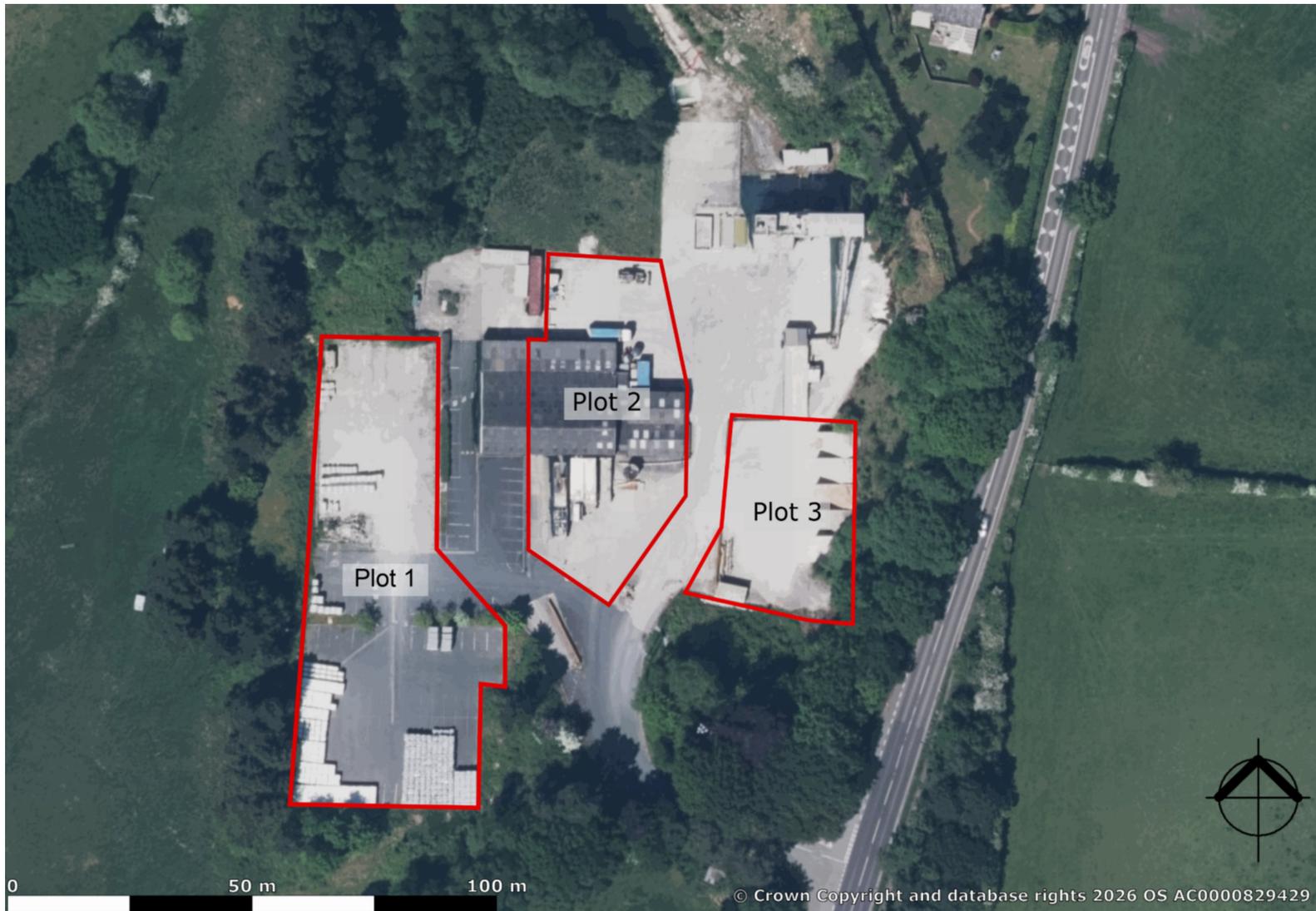
- Plot 1 – 0.75 acres of open storage land comprising a mix of compacted hardcore and tarmac surfaced.
- Plot 2 – circa 6,438 sq ft warehouse/ workshop plus loading to the front and rear. The building benefits from 4 roller shutter doors on the front elevation with an eaves height of 4m.
- Plot 3 – 0.26 acres of open storage land comprising concrete hard standing with storage bays

## Accommodation

Measured on a Gross Internal Area in accordance with RICS Code of Measuring Practice. The approximate areas comprise:

Area	Type	Size	Rent
Plot 1	Open Storage Land	0.75 acres	£45,000 p.a.
Plot 2	Warehouse	6,438 sq ft	£25,000 p.a.
Plot 3	Open Storage Land	0.26 acres	£16,000 p.a.

Site Plan





## Further information

### Rent

- Plot 1 – £45,000 pa
- Plot 2 – £25,000 pa
- Plot 3 - £16,000 pa

### Tenure

Leasehold

### Lease Terms

Short-term flexible leases available.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

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



## Further information

### Services

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.

### EPC

An Energy Performance Certificate can be made available on request.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### 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.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated February 2026. Photographs dated February 2026.



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