



Cow Lane

Macclesfield, SK11 7PZ

Self-Contained Industrial Unit With Secure Yard

2,263 sq ft
(210.24 sq m)

- 6m Wide New Roller Shutter Door
- Three Phase Electricity Supply
- Secure Yard
- 1st Floor Offices
- Full Alarm System
- EV Charge Point
- Suitable For A Variety Of Uses

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Summary

Available Size	2,263 sq ft
Rent	£2,000 per month
Rates Payable	£1.68 per sq ft The property qualifies for full small business rates exemption.
Rateable Value	£7,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

This detached self-contained industrial unit is a versatile and secure space, perfect for a variety of business needs. The property is brick-built under a steel trussed roof and is arranged across two bays. The property would be suitable for manufacturing, warehousing, leisure or storage uses.

The property benefits from a secure, gated yard, providing ample outdoor storage space and vehicle access. The property is fully self contained with W/C and kitchen facilities on the ground floor and 1st floor office space. The property also benefits from 3-phase electricity, Alarm System and an EV charging point.

Location

Cow Lane, is located in Macclesfield, situated just off the A523, it provides easy access to both the M6 and M56 motorways, making it an ideal location for businesses requiring transport links to the wider North West region. The area is well-served by local amenities, with Macclesfield town center just a short distance away. The site is also surrounded by a mix of industrial, commercial, and residential developments, making it a vibrant and accessible location.

Accommodation

The accommodation comprises the following areas:

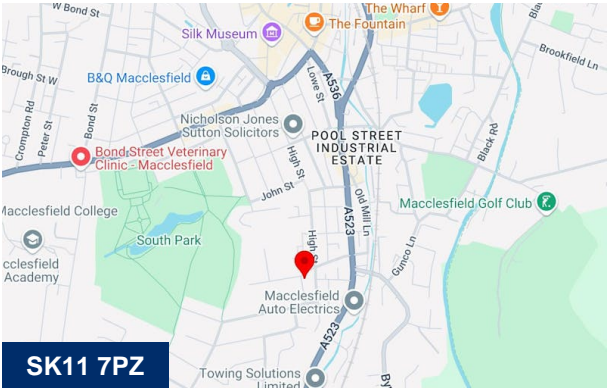
Name	sq ft	sq m	Availability
Ground	2,014	187.11	Available
1st	249	23.13	Available
Total	2,263	210.24	

Viewings


Strictly by appointment with sole agents Hallams Property Consultants


Terms

The premises are available by way of a new full repairing and insuring lease, for a term of year to be negotiated.



Viewing & Further Information

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