



Union Road Industrial

Union Road, Macclesfield, SK11 7BN

TO LET / MAY SELL - INDUSTRIAL PREMISES WITH OFFICES

2,391 to 14,564 sq ft
(222.13 to 1,353.04 sq m)

- ROLLER SHUTTER ACCESS
- 3 PHASE ELECTRIC
- YARD SPACE / ON SITE PARKING
- OPTIONAL RETAIL FRONTAGE

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Summary

Available Size	2,391 to 14,564 sq ft
Rent	£8.50 - £10 per sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a substantial industrial unit extending to approximately 14,564 sq ft (GIA). The accommodation is predominantly open plan warehouse space with eaves heights ranging from approximately 3.5 to 4.5 meters. The unit benefits from 3-phase power, two large roller shutter loading doors, a security alarm system and a generous yard area, providing excellent loading and circulation. Internally, the property includes office accommodation together with ancillary facilities including a kitchen, WC provisions and a server room.

The premises are available as a whole or may be subdivided to provide units from approximately 2,391 sq ft, subject to configuration. The unit is suitable for a range of industrial uses including storage, distribution and manufacturing. Two adjacent retail units of approximately 1,000 sq ft each are also available under separate negotiation and may offer potential for integration. Details on a separate listing.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	14,564	1,353.04	Available
Total	14,564	1,353.04	

Location

The property is accessed directly from Union Road, just off the A537 Buxton Road, one of the principal arterial routes serving Macclesfield. The position provides convenient access to the town centre whilst also offering strong connectivity to the wider road network.

The A537 links directly to the A523 and A536, providing onward access towards Stockport, Congleton and the M6 motorway, making the property well suited to distribution, storage and trade occupiers. Macclesfield railway station is located nearby, providing regular rail services to Manchester and London, supporting accessibility for staff.

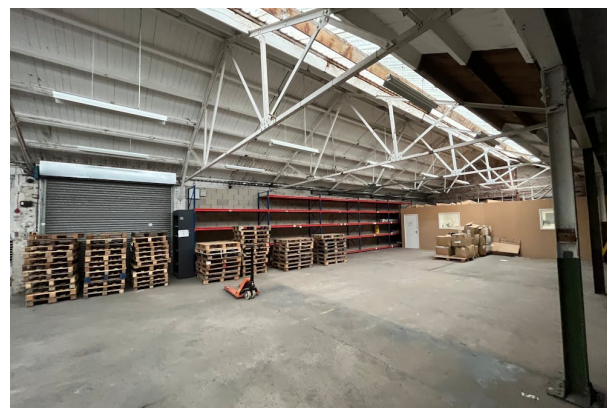
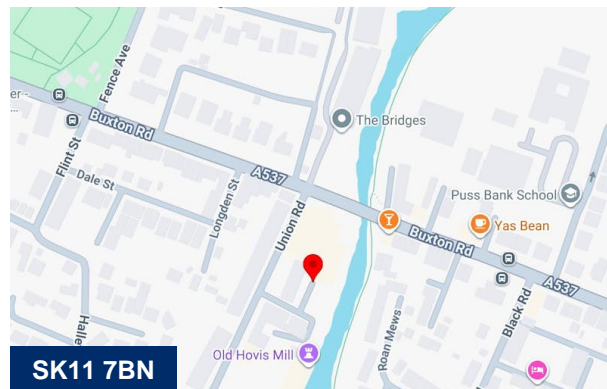
Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

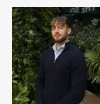
Terms

The premises are available by way of a new lease for a term of years to be negotiated.

Alternatively, the owner may consider a sale of the freehold of the whole site (approx. 1 acre), with further details available upon enquiry.



Viewing & Further Information



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