



Merchant Exchange, Castle House

Waters Green, Macclesfield, SK11 6JX

**To Let - Grade A Office
Space Opposite
Macclesfield Railway
Station - 2,050 sq ft**

2,050 sq ft
(190.45 sq m)

- REFURBISHED OFFICE SPACE
- FLEXIBLE LEASES
- NEXT TO TRAIN STATION
- DDA COMPLIANT
- 8 PERSON PASSENGER LIFT
- PIR SENSOR LIGHTING

Merchant Exchange, Castle House, Waters Green, Macclesfield, SK11 6JX

Summary

Available Size	2,050 sq ft
Rent	£15 per sq ft
Business Rates	Upon Enquiry
VAT	All prices are exclusive of but may be liable to VAT
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs
EPC Rating	B

Description

The third floor at Merchant Exchange, Castle House offers 2,050 sq ft of well-presented, predominantly open plan office accommodation. The space benefits from excellent levels of natural light and attractive views across Macclesfield and the surrounding area, creating a bright and productive working environment.

The suite is finished to a good standard, including full carpeting, LG7 compliant lighting, PIR sensor lighting and three compartment perimeter trunking. The building itself is fully DDA compliant and served by an 8-person passenger lift, providing easy access to all floors.

Accommodation

Name	sq ft	sq m	Availability
1st	997	92.62	Let
2nd	997	92.62	Let
2nd	768	71.35	Let
3rd	2,050	190.45	Available
4th	1,734	161.09	Let
Total	6,546	608.13	

Location

The property is located in Macclesfield Town Centre and benefits from a central location as well as being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport. Junction 18 of the M6 Motorway is also within a 30 minute drive of the property.

Merchant Exchange is a short walk from the town's main shopping area which has a wide range of retailers, bars and restaurants.

Macclesfield railway station, immediately opposite the building, is on the Manchester to London line with trains running from Macclesfield to London, approximately every 30 minutes.

The station is also well connected to Cheshire and the wider region, with regular services to Stockport, Congleton, Stoke-On Trent and other neighbouring towns.

Viewings

Strictly by appointment only with joint agents HALLAMS and Williams Sillitoe



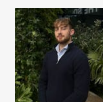
Viewing & Further Information



Anthony Howcroft

01625 262222

ahowcroft@hallams.com



Ed Hobson

07775 871157

ehobson@hallams.com

